

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Thomas G. Duckworth	Deed of Trust Date	July 25, 2016
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Guardian Mortgage Company, Inc., its successors and assigns	Original Principal	\$70,483.00
Recording Information	Instrument #: 161328 Book #: 0418 Page #: 1258 in Sabine County, Texas	Original Trustee	John Cottrell
Property Address	230 Hatfield Holw S., Hemphill, TX 75948	Property County	Sabine

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Guardian Mortgage, a division of Sunflower Bank, N.A.	Mortgage Servicer	Guardian Mortgage, a division of Sunflower Bank, N.A.
Current Beneficiary	Guardian Mortgage, a division of Sunflower Bank, N.A.	Mortgage Servicer Address	2701 N. Dallas Parkway, Suite 180, Plano, TX 75093

SALE INFORMATION:

Date of Sale	04/04/2023
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The front steps on the North side of the Courthouse in Sabine County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Sabine County Commissioner's Court.
Substitute Trustees	Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Auction.com, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

<p>Legal Description as per the Deed of Trust: BEING A LEGAL DESCRIPTION TO A 4.365 ACRE TRACT IN THE JOSEPH MOTT SURVEY, A-43, SABINE COUNTY, TEXAS, BEING THE REMAINING PORTION OF A CALLED 64.6785 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN DATED JANUARY 15, 1998, RECORDED IN VOLUME 109 PAGE 660 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, AND IS FURTHER DESCRIBED BY METES AND BOUNDS TO-WIT: BEGINNING: AT A 2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AND A ANGLE CORNER OF SAID 64.6785 ACRE TRACT; THENCE: S 05 DEGREES 51'47" W 59.68" TO A 1/2" IRON ROD WITH CAP STAMPED "BIRDWELL SURVEYING" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF HATFIELD HOLW (COUNTY ROAD) FOR THE SOUTHEAST CORNER OF THIS TRACT, IN THE EAST BOUNDARY LINE OF SAID 64.6785 ACRE TRACT, AND THE NORTHEAST CORNER OF A 1.959 ACRE TRACT RECORDED IN VOLUME 256 PAGE 523 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY; FROM WHICH A 3/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 1.959 ACRE TRACT AND THE ORIGINAL SOUTHEAST CORNER OF SAID 64.6785 ACRE TRACT BEARS S 05 DEGREES 44' 40" W 380.63'. THENCE: S 77 DEGREES 26'23" W 21.87' TO A POINT FOR AN ANGLE CORNER OF THIS TRACT, SAID 1.959 ACRE TRACT, AND SAID HATFIELD HOLW; THENCE: S 64 DEGREES 24'51" W 46.64' TO A POINT FOR AN ANGLE CORNER OF THIS TRACT, SAID 1.959 ACRE TRACT, AND SAID HATFIELD HOLW; THENCE: S 52 DEGREES 46'38" W 182.11' TO A POINT FOR AN ANGLE CORNER OF THIS TRACT, SAID 1.959 ACRE TRACT, AND SAID HATFIELD HOLW;</p>
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TAHERZADEH, PLLC

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THENCE: S 55 DEGREES 57'09" W 104.78' TO A POINT FOR AN ANGLE CORNER OF THIS TRACT, SAID 1.959 ACRE TRACT, AND SAID HATFIELD HOLW;
THENCE: S 65 DEGREES 36'05" W 50.42' TO A POINT FOR AN ANGLE CORNER OF THIS TRACT, SAID 1.959 ACRE TRACT, AND SAID HATFIELD HOLW;
THENCE: S 87 DEGREES 52'06" W 27.81' TO A 1/2" IRON ROD WITH CAP STAMPED "BIRDWELL SURVEYING" FOUND FOR AN ANGLE CORNER OF THIS TRACT AND AN ANGLE CORNER OF SAID 1.959 ACRE TRACT;
THENCE: S 03 DEGREES 23'57" E 25.18' TO A 1/2" IRON ROD WITH CAP STAMPED "BIRDWELL SURVEYING" FOUND FOR A SOUTHEAST CORNER OF THIS TRACT, AN ANGLE CORNER OF SAID 1.959 ACRE TRACT, AND AN ANGLE CORNER OF A 28.186 ACER TRACT RECORDED IN VOLUME 262 PAGE 152 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY;
THENCE S 80 DEGREES 54'17" W 73.43' TO A 1/2" IRON ROD WITH CAP STAMPED "BIRDWELL SURVEYING" FOUND FOR AN ANGLE CORNER OF THIS TRACT AND SAID 28.186 ACRE TRACT;
THENCE: S 80 DEGREES 38'01" W 87.79' TO A 1/2" IRON ROD WITH CAP STAMPED "BIRDWELL SURVEYING" FOUND FOR AN ANGLE CORNER OF THIS TRACT AND SAID 28.186 ACRE TRACT;
THENCE: S 80 DEGREES 08'04" W 174.74' TO A 1/2" IRON ROD WITH CAP STAMPED "BIRDWELL SURVEYING" FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT AND AN ANGLE CORNER OF SAID 28.186 ACRE TRACT;
THENCE: N 30 DEGREES 52'11" W 180.63' TO A 1/2" IRON ROD WITH CAP STAMPED "BIRDWELL SURVEYING" FOUND FOR AN ANGLE CORNER OF THIS TRACT AND SAID 28.186 ACRE TRACT;
THENCE: N 87 DEGREES 10'17" E 40.29 TO A 1/2" IRON ROD WITH CAP STAMPED "BIRDWELL SURVEYING" FOUND FOR AN ANGLE CORNER OF THIS TRACT AND SAID 28.186 ACRE TRACT;
THENCE: N 71 DEGREES 16'50" E 81.40' 11" PIN OAK BLAZED ON ALL SIDES FOUND FOR AN ANGLE CORNER OF THIS TRACT AND SAID 28.186 ACRE TRACT;
THENCE: N 24 DEGREES 48'05" W 71.43' TO A 1/2" IRON ROD WITH CAP STAMPED "BIRDWELL SURVEYING" FOUND FOR AN ANGLE CORNER OF THIS TRACT AND SAID 28.186 ACRE TRACT;
THENCE: N 46 DEGREES 10'28" E 52.01' TO A 1/2" IRON ROD WITH CAP STAMPED "BIRDWELL SURVEYING" FOUND FOR AN ANGLE CORNER OF THIS TRACT AND SAID 28.186 ACRE TRACT;
THENCE: N 34 DEGREES 31'11" E 16.67' TO A 1/2" IRON ROD WITH CAP STAMPED "BIRDWELL SURVEYING" FOUND FOR AN ANGLE CORNER OF THIS TRACT AND SAID 28.186 ACRE TRACT;
THENCE: N 00 DEGREES 01'07" W 101.26' TO A 2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT, AN ANGLE CORNER OF SAID 28.186 ACRE TRACT, AND AN INTERIOR ANGLE CORNER OF SAID 64.6785 ACRE TRACT;
THENCE: S 86 DEGREES 17'00" E 664.61' TO THE POINT OF BEGINNING CONTAINING 4.365 ACRES OF LAND;

NOTE:

- 1) Surveyor did not abstract for title or easements and did not locate any underground utilities.
- 2) All bearings herein are referenced to the Texas state plane coordinate system, central zone, NAD 83.
- 3) Above described tract is subject to a public road easement (Hatfield Holw) as shown on plat of even date.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

FILED FOR RECORD
AT 2:30 O'CLOCK P M

Dated February 24, 2023.

MAR 03 2023
Jamie Clark
Clerk County Court, Sabine County
By *Becky Chedda* DEPUTY

/s/ Selim H. Taherzadeh
Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

Sheryl LaMont
Posted by Sheryl La Mont, 03/03/2023.