

**NOTICE OF TRUSTEE'S SALE**

APR 15 2024

**DEED OF TRUST INFORMATION:**

<b>Grantor(s)</b>	Lanell Ballard and Carl C. Ballard	<b>Deed of Trust Date</b>	March 2, 2006 AMY FINCHER Clerk, County Court at Law Angelina County, Texas
<b>Original Mortgagee</b>	Administrator of the U.S. Small Business Administration, an agency of the Government of the United States of America	<b>Original Principal</b>	\$183,600.00 By _____
<b>Recording Information</b>	Instrument #: 210652 in Angelina County, Texas	<b>Original Trustee</b>	Francis M. Flato
<b>Property Address</b>	2440 Old Mill Road, Lufkin, TX 75904	<b>Property County</b>	Angelina

**MORTGAGE SERVICER INFORMATION:**

<b>Current Mortgagee</b>	Administrator, U.S. Small Business Administration, an agency of the United States Government	<b>Mortgage Servicer</b>	U.S. Small Business Administration
<b>Current Beneficiary</b>	Administrator, U.S. Small Business Administration, an agency of the United States Government	<b>Mortgage Servicer Address</b>	200 West Santa Ana Boulevard, Suite 740, Santa Ana, CA 92701

**SALE INFORMATION:**

<b>Date of Sale</b>	05/07/2024
<b>Time of Sale</b>	01:00 PM or no later than 3 hours thereafter
<b>Place of Sale</b>	The Angelina County Courthouse Annex at 606 East Lufkin Ave, Lufkin, TX, in the hallway outside the Commissioners' courtroom adjacent to the atrium; or if the sale occurs on a holiday, sales are to take place on the front steps of the main entrance to the Angelina County Courthouse in Angelina County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Angelina County Commissioner's Court.
<b>Substitute Trustees</b>	Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Auction.com, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Selim Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

**PROPERTY INFORMATION:**

**Legal Description as per the Deed of Trust:**  
**BEING 2.143 ACRES, LOCATED ON THE A. VARILLA LEAGUE AND V. MICHELLI GRANT, AND BEING ALL OF THAT CERTAIN 1.90 ACRE TRACT CONVEYED TO GUY EDWARDS BY ALMA PENRY, A FEME SOLE, ON JANUARY 26, 1942, AND RECORDED IN VOLUME 100, PAGES 561-2, OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AND A PART OF THAT CERTAIN 0.80 ACRE TRACT CONVEYED TO M. G. EDWARDS BY D. P. EDWARDS AND WIFE, PEARL EDWARDS, ON MAY 26, 1947, BY DEED RECORDED IN VOLUME 133, PAGE 108, OF THE DEED RECORDS OF ANGELINA COUNTY TEXAS, SAID 2.143 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT THE NORTHERNMOST NORTHEAST CORNER OF SAID 0.80 ACRE TRACT, AN IRON STAKE IN THE SOUTHWEST RIGHT-OF-WAY LINE OF THE ST. LOUIS AND SOUTHWESTERN RAILROAD;**

**THENCE N 46 DEG. 45 MIN. W WITH SAID RIGHT-OF-WAY LINE, AT 110.8 FEET PASS THE NORTHWEST CORNER OF SAID 0.80 ACRES AND THE NORTHEAST CORNER OF SAID 1.90 ACRES, AN IRON STAKE FOR CORNER, AT 421.9 FEET CORNER IN THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 69, AT A POINT 60 FEET FROM THE CENTERLINE OF SAME, THIS BEING THE NORTHWEST CORNER AS SAID 1.90 ACRES, AN IRON PIPE FOR CORNER:**

**THENCE S 34 W WITH SAID RIGHT-OF-WAY LINE AT 169.4 FEET, CORNER IN THE NORTH RIGHT-OF-WAY LINE OF LOOP NO. 36, IRON STAKE FOR CORNER;**

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**THENCE S 12 E WITH SAID RIGHT-OF-WAY LINE AT 310.5 FEET CORNER, THE SOUTHEAST CORNER SAID 1.90 ACRES AND SOUTHWEST CORNER 0.80 ACRES, IRON STAKE FOR CORNER;**

**THENCE N 67 DEG. 35 MIN. E AT 244.6 FEET CORNER, AN INTERIOR CORNER OF SAID 0.80 ACRES, AN IRON ROD FOR CORNER;**

**THENCE N 58 DEG. 30 MIN. E WITH ONE EAST LINE SAID 0.80 ACRES AT 123.7 FEET THE PLACE OF BEGINNING AND CONTAINING 2.143 ACRES**

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.

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 refiled 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.

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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.

Dated April 15, 2024.

/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

  
Posted by Sheryl LaMont, April 15, 2024.