



Assert and protect your rights as a member of the armed forces of the United States. If you are 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.

Notice of Foreclosure Sale

1. *Property to Be Sold.* The property to be sold is described as follows:

See Exhibit "A" attached hereto and made a part hereof for all intents and purposes.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded in File number 200731818 of the real property records of Chambers County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: May 1, 2018

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: 404 Washington Ave, Anahuac TX 77514; Inside the Courthouse on the Eastern-Most steps of the Second Level (Middle Floor); or the location designated by the County Commissioners' Court or as designated by the county commissioners.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust 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 refileing may be after the date originally scheduled for this sale.

4. *Terms of 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.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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 prior 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 of public record 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 section 51.009 of 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of 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.

5. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$164,000.00, executed by Kevin Dean Boyer and Viviann Boyer, and payable to the order of Anahuac National Bank; and (b) all renewals and extensions of the note. Anahuac National Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

6. Questions concerning the sale may be directed to the undersigned or to the beneficiary, Anahuac National Bank c/o Reid, Strickland & Gillette, PO Box 809, Baytown, TX 77522.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: April 9, 2018.

REID, STRICKLAND & GILLETTE, L.L.P.
Post Office Box 809 Baytown, Texas 77522-0809
Telephone: 281.422.8166
Facsimile: 281.428.2962
Email: bbenoit@rsg-llp.com

By: 

Brandon E. Benoit SBN: 24050278

EXHIBIT "A"

ABSTRACT 8 TR 83A-3 M A CARROLL KB STRUCTURES, BEING 1.00 ACRE OUT OF, SITUATED IN CHAMBERS COUNTY, TEXAS, AND BEING A 12.3 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND A PART OF THE M. A. CARROLL SURVEY, ABSTRACT NO. 8, AND BEING OUT OF A 590 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME J, AT PAGE 577, OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, BEING OUT OF AN 18 ACRE TRACT CONVEYED TO G. W. COLLIER TO HOLLIS WILKINSON, SURVEYED BY D. T. BRANDON ON OCTOBER 7, 1986; SAID 12.3 ACRE TRACT, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN SPECIAL WARRANTY DEED, DATED AUGUST 13, 1998, RECORDED ON AUGUST 19, 1998, UNDER DOCUMENT NO. 5204B, VOLUME 379, PAGE 629, IN THE OFFICIAL RECORDS OF CHAMBERS COUNTY, TEXAS, FROM WESTERN UNITED LIFE ASSURANCE COMPANY TO KEVIN D. BOYER AND VIVIANN BOYER, ALSO BEING PARTICULARLY DESCRIBED BY CHAMBERS COUNTY PLAT MAP TAX ACCOUNT NUMBER 00008- 08301-00300-120001.

Description of 12.3 acre tract:

Situated in Chambers County, Texas, and being a 12.3 acre tract of land, more or less, out of and a part of the M. A. CARROLL SURVEY, Abstract No. 8, and being out of a 590 acre tract described in Deed recorded in Volume J at Page 577 of the Deed Records of Chambers County, Texas, being out of an 18.3 acre tract conveyed by G. W. Collier to Hollis Wilkinson, surveyed by D. T. Brandon on October 7, 1986. Said 12.3 acre tract, more or less, being more particularly described as follows, to-wit:

BEGINNING at a 5/8 inch iron rod found in the South right of way line of Interstate Highway 10 for the Northwest corner of the aforementioned 18.3 acres and the Northwest corner of this 12.3 acre tract;

THENCE, South 00° 01' 30" East with the West line of this tract and the East line of the 10.5 acre J. Hill Estate Tract and the East line of the H. B. Amick Estate 42.7 acre tract a distance of 1237.48 feet to a 1/2 inch iron rod set in the Northerly line of a 6.0 acre tract surveyed out of the South end of said 18.3 acres on May 03, 1994, for the Southwest corner;

THENCE, South 88° 21' 47" East along the North line of the 6.0 acre tract and the South line of this tract a distance of 531.86 feet to a 1/2 inch iron rod set for the Northeast corner of said 6.0 acre tract and the Southeast corner of this tract;

THENCE, North 00° 01' 30" West with the Easterly line of this tract and the Westerly line of the Holbrook Tract a distance of 939.49 feet to a 2 inch iron pipe for a corner;

THENCE, North 88° 21' 47" West with a Northerly line of this tract and a Southerly line of the Holbrook Tract a distance of 411.84 feet to a corner;

THENCE, North 00° 01' 30" West with an Easterly line of this tract and a Westerly line of the Holbrook Tract a distance of 300.00 feet to an iron rod found at the Southerly right of way line of State Highway Interstate 10 for the Northeast corner of this tract;

THENCE, along a curve to the right in the said South line of Interstate 10 whose Delta angle = 00° 36' 28" a curvilinear distance of 120.00 feet having a chord of North 89° 47' 58" West - 120.00 feet to the "POINT OF BEGINNING" containing 12.3 acres of land, more or less.

FILED FOR RECORD IN:
Chambers County
On: 4/10/2018 9:30:14 AM
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By: LB



Heather H. Hawthorne, County Clerk

Recorded: *Keshi Borne*



Assert and protect your rights as a member of the armed forces of the United States. If you are 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.

Notice of Foreclosure Sale

1. *Property to Be Sold.* The property to be sold is described as follows:

Lot Fifteen (15) in Block Four (4) of the Replat of INDIAN TRAILS, a subdivision in Chambers County, Texas, according to the Final Amended Plat thereof recorded in Volume A, Page 65 of the Plat Records of Chambers County Texas;

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded in File number 200731382 of the real property records of Chambers County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: May 1, 2018

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: 404 Washington Ave, Anahuac TX 77514; Inside the Courthouse on the Eastern-Most steps of the Second Level (Middle Floor); or the location designated by the County Commissioners' Court or as designated by the county commissioners.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust 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.

4. *Terms of 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.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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 prior

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 of public record 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 section 51.009 of 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of 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.

5. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$188,000.00, executed by Kevin Dean Boyer and Viviann Boyer, and payable to the order of Anahuac National Bank; and (b) all renewals and extensions of the note. Anahuac National Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

6. Questions concerning the sale may be directed to the undersigned or to the beneficiary, Anahuac National Bank c/o Reid, Strickland & Gillette, PO Box 809, Baytown, TX 77522.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: April 9, 2018.

REID, STRICKLAND & GILLETTE, L.L.P.
Post Office Box 809 Baytown, Texas 77522-0809
Telephone: 281.422.8166
Facsimile: 281.428.2962
Email: bbenoit@rsg-llp.com

By:



Brandon E. Benoit SBN: 24050278

FILED FOR RECORD IN:
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Order#: 2018041000009
By: LB



Heather H. Hawthorne, County Clerk

Recorded: *Kestie Borne*

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE 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 OR 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.

1. **Property to Be Sold.** The property to be sold is described as follows: LOT SIXTY (60), TIMBER RIDGE SECTION 2 AMENDING PLAT, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "A", PAGE 272 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/11/2006 and recorded in Document 200617792 real property records of Chambers County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 05/01/2018

Time: 10:00 AM

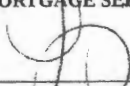
Place: Chambers County Courthouse, Texas at the following location: ON THE EASTERN-MOST STEPS OF THE SECOND LEVEL (MIDDLE FLOOR) OF CHAMBERS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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 section 51.009 of 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.

5. **Obligations Secured.** The Deed of Trust executed by GERARDO R. RIVAS AND LINA M. RIVAS, provides that it secures the payment of the indebtedness in the original principal amount of \$185,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE9, Asset-Backed Certificates Series 2006-HE9 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE9, Asset-Backed Certificates Series 2006-HE9 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TOMMY JACKSON, RON HARMON, TIFFANY BEGGS OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Xori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


TOMMY JACKSON, RON HARMON, TIFFANY BEGGS
OR MICHAEL W. ZIENTZ
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am Tommy Jackson whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 3-12-18 I filed this Notice of Foreclosure Sale at the office of the Chambers County Clerk and caused it to be posted at the location directed by the Chambers County Commissioners Court.



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are 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.

1. **Date, Time, and Place of Sale.**

Date: May 01, 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE EASTERN STEPS, SECOND LEVEL (MIDDLE FLOOR) OF THE CHAMBERS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 30, 2007 and recorded in Document CLERK'S FILE NO. 200728743 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 00122115 real property records of CHAMBERS County, Texas, with JAMES RICHARD PATE, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES RICHARD PATE, securing the payment of the indebtednesses in the original principal amount of \$81,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

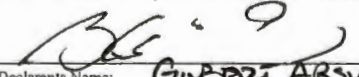
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC
15480 LAGUNA CANYON RD. SUITE 100
IRVINE, CA 92618


GILBERT ARSIAGA, MARGIE ALLEN, KYLE BARCLAY, OR CRYSTAL ARSIAGA
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

My name is GILBERT ARSIAGA and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 4/9/18 I filed at the office of the CHAMBERS County Clerk and caused to be posted at the CHAMBERS County courthouse this notice of sale.


Declarant's Name: GILBERT ARSIAGA
Date: 4/9/18

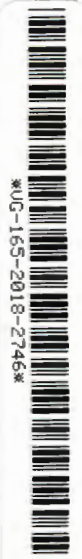


EXHIBIT "A"

BEING 5.132 ACRES OF LAND, MORE OR LESS, SITUATED IN THE M. A. CARROLL LEAGUE, ABSTRACT NO. 8, CHAMBERS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF A 9.7647 TRACT OF LAND CONVEYED TO M. EAMELLO, ET UX BY RICHARD W. WINANS, ET UX IN DEED DATED MARCH 16, 2006, AND RECORDED IN VOLUME 850 AT PAGE 333 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. THIS 5.132 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

NOTE: BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE NORTH AND SOUTH LINES OF SAID 9.7647 ACRES

BEGINNING AT A 1 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND, THE NORTHWEST CORNER OF SAID 9.7647 ACRES, AND THE NORTHEAST CORNER OF A 1.50 ACRE TRACT OF LAND CONVEYED TO SALVADOR GARCIA, ET UX BY RHONDA WILKINSON IN DEED DATED AUGUST 23, 2006, AND RECORDED IN VOLUME 893 AT PAGE 101 OF THE OFFICIAL PUBIC RECORDS OF CHAMBERS COUNTY, TEXAS, IN THE SOUTH LINE OF A 33.83 ACRE TRACT OF LAND CONVEYED TO VOLNEY ROBERT HYLTON, JR., TRUSTEE BY VOLNEY ROBERT HYLTON, JR. IN DEED DATED JUNE 16, 1977, AND RECORDED IN VOLUME 399 AT PAGE 532 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS.

THENCE NORTH 87 DEG 28'29" EAST WITH THE NORTH LINE OF THIS TRACT OF LAND, THE NORTH LINE OF SAID 9.7647 ACRES, AND THE SOUTH LINE OF SAID 33.83 ACRES, AT A DISTANCE OF 513.55 FEET SET A 1/2 INCH IRON ROD ON LINE, CONTINUING FOR A TOTAL DISTANCE OF 543.55 FEET TO A POINT IN THE CENTERLINE OF A DRAINAGE DITCH FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND. FROM THIS CORNER A 2 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID 9.7647 ACRES BEARS NORTH 87 DEG 28'29" EAST A DISTANCE OF 363.09 FEET.

THENCE SOUTH 06 DEG 26'24" WEST WITH THE EAST LINE OF THIS TRACT OF LAND, OVER AND ACROSS SAID 9.7647 ACRES A DISTANCE OF 559.13 FEET TO A CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND IN THE NORTH RIGHT OF WAY LINE OF VITEMB ROAD, 70 FOOT RIGHT OF WAY.

THENCE NORTH 85 DEG 29'00" WEST WITH THE SOUTH LINE OF THIS TRACT OF LAND, THE SOUTH LINE OF SAID 9.7647 ACRES, AND THE NORTH RIGHT OF WAY LINE OF VITEMB ROAD A DISTANCE OF 360.33 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND, THE SOUTHWEST CORNER OF SAID 9.7647 ACRES, AND THE SOUTHEAST CORNER OF A 0.993 OF AN ACRE TRACT OF LAND CONVEYED TO DANIEL BURRELL BY TERESA MARIE MCKEE IN DEED DATED JULY 9, 1999, AND RECORDED IN VOLUME 419 AT PAGE 751 OF THE OFFICIAL PUBIC RECORDS OF CHAMBERS COUNTY, TEXAS. FROM THIS CORNER A 1/2 INCH IRON ROD FOUND (BENT) BEARS NORTH 65 DEG 55'41" EAST A DISTANCE OF 1.07 FEET.

THENCE NORTH 02 DEG 26'45" WEST WITH A WEST LINE OF THIS TRACT OF LAND, A WEST LINE OF SAID 9.7647 ACRES, AND THE EAST LINE OF SAID 0.993 OF AN ACRE TRACT A DISTANCE OF 400.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND, AN INTERIOR CORNER OF SAID 9.7647 ACRES, AND THE NORTHEAST CORNER OF SAID 0.993 OF AN ACRE TRACT.

THENCE NORTH 85 DEG 29'05" WEST WITH THE MOST NORTHERLY SOUTH LINE OF THIS TRACT OF LAND, THE MOST NORTHERLY SOUTH LINE OF SAID 9.7647 ACRES, AND THE NORTH LINE OF SAID 0.993 OF AN ACRE TRACT A DISTANCE OF 100.11 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST NORTHERLY SOUTHWEST CORNER OF THIS TRACT OF LAND, THE MOST NORTHERLY SOUTHWEST CORNER OF SAID 9.7647 ACRES, AND THE NORTHWEST CORNER OF SAID 0.993 OF AN ACRE TRACT, IN THE EAST LINE OF SAID 1.50 ACRES.

THENCE NORTH 02 DEG 31'44" WEST WITH A WEST LINE OF THIS TRACT OF LAND, A WEST LINE OF SAID 9.7647 ACRES, AND THE EAST LINE OF SAID 1.50 ACRES A DISTANCE OF 95.39 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN SAID BOUNDARIES 5.132 ACRES OF LAND, MORE OR LESS.

FILED FOR RECORD IN:
Chambers County
On: 4/9/2018 11:26:42 AM
Doc Number: 2018-2746
Number of Pages: 2
Amount: 10.00
Order#: 20180409000021
By: AM



Heather H. Hawthorne, County Clerk

Recorded: *Case Martin*



NOS0000007429749

SELECT PORTFOLIO SERVICING, INC. (SPS)
FLORES, JUAN ZENDEJAS AND ELVA MENDOZA
701 BEAUMONT STREET, ANAHUAC, TX 77514

CONVENTIONAL
Firm File Number: 16-024606

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 19, 2004, JUAN ZENDEJAS FLORES, SINGLE, AND ELVA MENDOZA, SINGLE, as Grantor(s), executed a Deed of Trust conveying to ROBERT K. FOWLER, as Trustee, the Real Estate hereinafter described, to FIRST FRANKLIN FINANCIAL CORP., SUBSIDIARY OF NATIONAL CITY BANK OF INDIANA in payment of a debt therein described. The Deed of Trust was filed in the real property records of CHAMBERS COUNTY, TX and is recorded under Clerk's File/Instrument Number 6790-S, rerecorded on September 10, 2004, as Instrument 7450-S to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

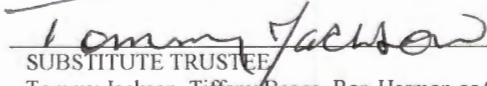
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **May 1, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Chambers county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Chambers, State of Texas:

SITUATED IN CHAMBERS COUNTY, TEXAS, AND BEING LOT NINE (9), BLOCK TWO (2) OF THE W.D. WILCOX ADDITION NO. (2), TO THE TOWN OF ANAHUAC, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "A", PAGE 5 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

Property Address:	701 BEAUMONT STREET ANAHUAC, TX 77514
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Noteholder:	PNC BANK, NATIONAL ASSOCIATION 3217 S. DECKER LAKE DR. SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



SUBSTITUTE TRUSTEE
Tommy Jackson, Tiffany Beggs, Ron Harmon or Carolyn Ciccio
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

Assert and protect your rights as a member of the armed forces of the United States. If you are 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 military service to the sender of this notice immediately.



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