



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/4/2015

Grantor(s)/Mortgagor(s):
MERRY S HORVATH AND JACK HORVATH,
MARRIED

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR AMERICAN ADVISORS GROUP, ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
AMERICAN ADVISORS GROUP

Recorded in:
Volume: 1610
Page: 430
Instrument No: 00107919

Property County:
CHAMBERS

Mortgage Servicer:
Celink is representing the Current Beneficiary/Mortgagee
under a servicing agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3900 Capital City Blvd.,
Lansing, MI 48906

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 1/2/2019

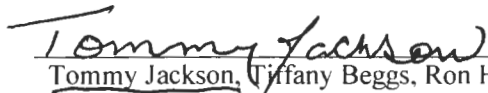
Earliest Time Sale Will Begin: 10:00AM

Place of Sale of Property: INSIDE COURTHOUSE ON EASTERN-MOST STEPS OF THE SECOND LEVEL (MIDDLE FLOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.



Tommy Jackson, Tiffany Beggs, Ron Harmon,
Carolyn Ciccio
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-18-66655-RM
Loan Type: FHA

TX-18-66655-RM

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY, TOGETHER WITH ALL IMPROVEMENTS THEREON SITUATED (COLLECTIVELY, THE "PROPERTY"), SAID PROPERTY BEING DESCRIBED AS FOLLOWS, TO-WIT:

FIELD MODES OF A TRACT OF LAND CONTAINING 1.282 ACRES SITUATED IN THE WILLIAM BLOODGOOD SURVEY ABSTRACT 5, CHAMBERS COUNTY, TEXAS, AND BEING ALL OF LOT 59 AND PART OF LOT 58 OF PINEHURST SUBDIVISION, SECTION I, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, THEREOF RECORDED IN VOLUME "B", PAGE 60 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS. SAID 1.282 ACRES CONVEYED TO AUSTIN R. HODGES AND NANCY K. EODGES RECORDED BY DEED IN VOLUME 261, PAGE 127 OF THE DEED RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE RIGHT-OF-WAY OF BAYOU VISTA DRIVE AND BEING THE SOUTHEAST CORNER OF LOT 60 AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTHEASTERLY, ALONG THE WEST RIGHT-OF-WAY OF SAID DRIVE, HAVING A RADIUS OF 465.00 FEET AND A DISTANCE OF 101.05 FEET, TO A 1/2" IRON ROD FOUND BEING THE SOUTHEAST CORNER OF LOT 59 AND THE NORTHEAST CORNER OF LOT 56 AND FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTHEASTERLY ALONG THE WEST RIGHT-OF-WAY LINE OF SAID DRIVE, HAVING A RADIUS OF 465.00 FEET AND A DISTANCE OF 10.03 FEET, TO A 1/2" IRON ROD, AND FOR AN ANGLE POINT FOR LOT 58 AND AN ANGLE POINT FOR THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 59 MINUTES 03 SECONDS EAST, A DISTANCE OF 91.53 FEET, TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THE RESIDUE OF LOT 58 AND IN THE NORTH PROPERTY LINE OF RESERVE "C" AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 77 DEGREES 29 MINUTES 03 SECONDS WEST, ALONG THE NORTH PROPERTY LINE OF SAID RESERVE AT A DISTANCE OF 194.70 FEET PASS A 1/2" IRON ROD SET, ON LINE CONTINUING FOR A TOTAL DISTANCE OF 266.39 FEET TO EDGE OF CEDAR BAYOU AND FOR THE NORTHWEST CORNER OF SAID RESERVE AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 09 DEGREES 13 MINUTES 00 SECONDS EAST, TO AN ANGLE POINT IN SAID BAYOU, A DISTANCE OF 32.25 FEET AND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 09 DEGREES 19 MINUTES 00 SECONDS WEST, TO AN ANGLE POINT IN SAID BAYOU, A DISTANCE OF 55.40 FEET AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 35 DEGREES 24 MINUTES 00 SECONDS WEST, TO AN ANGLE POINT IN SAID BAYOU, A DISTANCE OF 61.70 FEET AND AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 46 DEGREES 36 MINUTES 00 SECONDS WEST, A DISTANCE OF 69.89 FEET TO THE SOUTHWEST CORNER OF LOT 60 AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 77 DEGREES 29 MINUTES 03 SECONDS EAST, ALONG THE SOUTH PROPERTY LINE OF LOT 60, A DISTANCE OF 316.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.282 ACRES OF LAND.

FILED FOR RECORD IN:
Chambers County
On: 11/8/2018 1:29:47 PM
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Order#: 20181108000026
By: LB



Heather H. Hawthorne, County Clerk

Recorded: *Keshie Bone*