

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Tommy Jackson, Ron Harmon, Tiffany Beggs, Amy  
Bowman, Reid Ruple, Evan Press, Stephanie Kohler,  
Cary Corenblum, Luci Fuller, Mariel Marroquin,  
Kristopher Holub, Catrena Ward, Julian Perrine, Kristie  
Alvarez  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX1200008-18-1

APN 4672

TO No 180569039-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on November 2, 2016, WILLIAM GLENN INNERARITY AN UNMARRIED MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ROBERT F EUSTIS as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for EUSTIS MORTGAGE CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$148,989.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on January 11, 2017 as Document No. 00118559 in Book OR Volume 1709, on Page 497 in Chambers County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 4672

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Tommy Jackson, Ron Harmon, Tiffany Beggs, Amy Bowman, Reid Ruple, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Kristie Alvarez** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **FREEDOM MORTGAGE CORPORATION**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.



4670356



KUG-165-2018-2829\*


NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 5, 2019 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Chambers County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Chambers County Courthouse, 404 Washington Avenue, Anahuac, TX 77514.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and FREEDOM MORTGAGE CORPORATION's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and FREEDOM MORTGAGE CORPORATION's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 17 day of December, 2018.

  
By: Tommy Jackson, Ron Harmon, Tiffany Beggs, Amy Bowman, Reid Ruple, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Kristie Alvarez

Substitute Trustee(s)

**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.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.Auction.com](http://www.Auction.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: [Auction.com](http://Auction.com) at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT "A"

LEGAL DESCRIPTION  
2.0778 ACRES

A TRACT OR PARCEL CONTAINING 2.0778 ACRES (90,607 SQUARE FEET) OF LAND SITUATED IN THE CHARLES WILCOX 2/3 LEAGUE, ABSTRACT NO. 304, CHAMBERS COUNTY, TEXAS, BEING THAT SAME TRACT CALLED 2.08 ACRES OF LAND CONVEYED FROM JOSEPH L. EVANS AND WIFE MARY ANN EVANS TO TRENT WALLACE IN VOLUME 1284, PAGE 111 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 2.0778 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

BEGINNING AT A ¼ INCH IRON PIPE FOUND IN THE NORTH LINE OF LOT (O) OF THE SUNNYSIDE ADDITION, SECTION NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 116 OF THE CHAMBERS COUNTY MAP RECORDS, FOR THE SOUTHEAST CORNER OF THE C. M. HUTCHINSON CALLED 2.000 ACRE TRACT DESCRIBED IN VOLUME 148, PAGE 339 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 35 MINUTES 40 SECONDS WEST, ALONG THE EAST LINE OF SAID C. M. HUTCHINSON 2.000 ACRE TRACT, PASS AT 382.75 FEET A 1 ½ INCH IRON PIPE FOUND IN THE SOUTH RIGHT OF WAY LINE OF OAK STREET, (60 FOOT RIGHT OF WAY) IN ALL A TOTAL DISTANCE OF 402.75 FEET TO A POINT IN THE CENTERLINE OF SAID OAK STREET, FOR THE NORTHEAST CORNER OF SAID C. M. HUTCHINSON 2.000 ACRE TRACT, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 24 MINUTES 20 SECONDS EAST, ALONG THE CENTER LINE OF SAID OAK STREET, A DISTANCE OF 317.70 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 22 DEGREES 11 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, PASS AT 44.06 FEET A 5/8 INCH CAPPED IRON ROD SET IN THE WEST BANK OF A LARGE DRAINAGE DITCH, IN ALL A TOTAL DISTANCE OF 443.81 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE WEST BANK OF SAID DRAINAGE DITCH, FOR THE NORTHEAST CORNER OF SAID LOT (O), THE NORTHWEST CORNER OF THE CARLIE MARION 6.001 ACRE TRACT DESCRIBED IN VOLUME 1520, PAGE 141 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 24 MINUTES 20 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT (O), A DISTANCE OF 131.75 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.0778 ACRES OF LAND, MORE OR LESS.

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By: AM



Heather H. Hawthorne, County Clerk

Recorded: *June Martin*