

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: January 02, 2019

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.

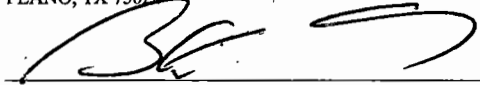
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 11, 1997 and recorded in Document INSTRUMENT NO. 97-9715365 real property records of CHAMBERS County, Texas, with PAUL L SCHINNERER AND YVONNE M. SCHINNERER, grantor(s) and MCAFEE MORTGAGE & INVESTMENT COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PAUL L SCHINNERER AND YVONNE M. SCHINNERER, securing the payment of the indebtednesses in the original principal amount of \$63,228.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:


c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024



TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, REVA ROUCHON-HARRIS, RENEE SPEIGHT, IAN MOSER, STEPHANIE KOHLER, CATRENA WARD, GILBERT ARSIAGA, MARGIE ALLEN, KYLE BARCLAY, CRYSTAL ARSIAGA, OR CAROLYN CICCIO
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 11/2/19 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: 11/2/19

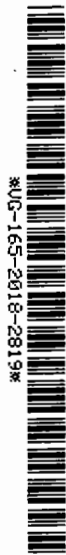


EXHIBIT "A"

BEING 0.969 OF AN ACRE OF LAND, MORE OR LESS (CALLED 1.00 ACRE), SITUATED IN LOT TEN (10), BLOCK ELEVEN (11) OF WINNIE SUBURBS, A SUBDIVISION OUT OF THE JAMES HOGGATT LEAGUE, ABSTRACT NO. 14, CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "1", PAGE 61 OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS. SAID 0.969 OF AN ACRE OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 10, BLOCK 11, MARKED BY A RAILROAD SPIKE SITUATED AT THE CENTERLINE INTERSECTION OF MENELEY LOOP ROAD (BASED ON 80.00 FEET WIDTH) AND BUCCANEAR DRIVE (BASED ON 60.00 FEET WIDTH);

THENCE NORTH WITH THE EAST LINE OF SAID BLOCK 11 AND LOT 10 AND CENTERLINE OF SAID MENELEY LOOP ROAD, A DISTANCE OF 156.10 FEET FOR CORNER;

THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 10 AND BLOCK 11, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING MARKED BY A 1 INCH IRON PIPE SITUATED AT THE SOUTHEAST CORNER OF TRACT HEREIN DESCRIBED AND THE NORTHEAST CORNER OF THAT CERTAIN WILSON MIGUEZ 2.00 ACRE TRACT;

THENCE CONTINUING WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 10 AND BLOCK 11, AND WITH THE NORTH LINE OF SAID WILSON MIGUEZ 2.00 ACRE TRACT, A DISTANCE OF 310.00 FEET TO A 1/2 INCH IRON PIPE SET FOR THE SOUTHWEST CORNER OF TRACT HEREIN DESCRIBED AND THE SOUTHEAST CORNER OF THAT CERTAIN WILSON MIGUEZ 1.00 ACRE TRACT;

THENCE NORTH, PARALLEL TO THE EAST LINE OF SAID LOT 10 AND BLOCK 11 AND WITH THE EAST LINE OF SAID WILSON MIGUEZ 1.00 ACRE TRACT, A DISTANCE OF 136.10 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF TRACT HEREIN DESCRIBED AND IN THE SOUTH LINE OF THAT CERTAIN CHARLES THURBER TRACT;

THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID LOT 10 AND BLOCK 11 AND WITH THE SOUTH LINE OF SAID CHARLES THURBER TRACT, A DISTANCE OF 310.00 FEET TO A 3/4 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF TRACT HEREIN DESCRIBED, SITUATED IN THE WEST RIGHT OF WAY LINE OF MENELEY LOOP ROAD;

THENCE SOUTH WITH THE WEST RIGHT OF WAY LINE OF SAID MENELEY LOOP ROAD AND PARALLEL TO THE EAST LINE OF SAID LOT 10 AND BLOCK 11, A DISTANCE OF 136.10 FEET TO THE POINT OF BEGINNING, ENCLOSING A TRACT OF LAND CONTAINING 0.969 OF AN ACRE (CALLED 1.00 ACRE) MORE OR LESS.

FILED FOR RECORD IN:
Chambers County
On: 11/9/2018 4:14:17 PM
Doc Number: 2018 - 2819
Number of Pages: 2
Amount: 10.00
Order#: 20181109000061
By: AM



Heather H. Hawthorne, County Clerk

Recorded:

June Martin



NOS0000007920978