



UG-165-2018-2796

Our File Number: 14-09003

Name: LARRY JUAREZ AND WIFE, TRACY JUAREZ

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 28, 2003, LARRY JUAREZ AND WIFE, TRACY JUAREZ, executed a Deed of Trust/Security Instrument conveying to JERRY B. MABRY, as Trustee, the Real Estate hereinafter described, to AMERICAN FEDERATED MORTGAGE CORP., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Volume Number 03 636, at Page 181, in the DEED OF TRUST OR REAL PROPERTY records of CHAMBERS COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 2, 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 at the County Courthouse in **CHAMBERS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

LOT THIRTEEN (13) OF THE SOUTHERN PLANTATION, SECTION TWO (2), A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "A", PAGE 171 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

Property Address: 1803 PARKER PLACE DR
BAYTOWN, TX 77523

Mortgage Servicer: SETERUS, INC.

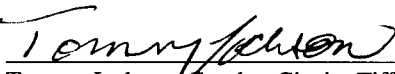
Noteholder: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
14221 DALLAS PARKWAY, SUITE 1000
DALLAS, TX 75254

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.

ACTIVE MILITARY SERVICE NOTICE

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.

WITNESS MY HAND this 28 day of August, 2018.


Tommy Jackson, Carolyn Ciccio, Tiffany Beggs, Evan Press, Amy Bowman, Reid Ruple, Ron Harmon, Kim Hinshaw, Kathleen Adkins, Reva Rouchon-Harris, Renee Speight, Ian Moser, Benjamin Griesinger, Stephanie Kohler, Catrena Ward, Substitute Trustees
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

LF No. 14-09003

APPOINTMENT OF SUBSTITUTE TRUSTEE

THE STATE OF TEXAS

COUNTY OF CHAMBERS

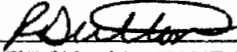
WHEREAS, on or about JULY 28, 2003, LARRY JUAREZ AND WIFE, TRACY JUAREZ, executed and delivered to JERRY B. MABRY, Trustee, a certain Deed of Trust/Security Instrument securing a Note in the principal sum \$150,500.00, payable to the order of AMERICAN FEDERATED MORTGAGE CORP., which Deed of Trust/Security Instrument is filed for record under County Clerk Volume 03 636, Page 181, of the DEED OF TRUST OR REAL PROPERTY Records of CHAMBERS County, Texas, to which reference is here made for a description of such Note, the terms and covenants of such Deed of Trust/Security Instrument and the land and premises therein conveyed; and

WHEREAS, default was made in the payment of such Note, and/or the terms of such Deed of Trust/Security Instrument;

THEREFORE, the undersigned, the legal owner and holder of such Note, does hereby declare immediately due and payable the total amount of unmatured principal, together with accrued interest thereon, owing on such Note, and other indebtedness secured by such Deed of Trust/Security Instrument, and for reasons satisfactory to itself does hereby remove the above named Trustee and all successor or Substitute Trustees heretofore appointed, and appoint and constitute MARINOSCI LAW GROUP, P.C., TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, CAROLYN CICCIO, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, REVA ROUCHON-HARRIS, RENEE SPEIGHT, IAN MOSER, STEPHANIE KOHLER, CATRENA WARD, KIM HINSHAW, BENJAMIN GRIESINGER as Substitute Trustee in such Deed of Trust/Security Instrument, who shall have all the powers and estate delegated to the original Trustee, and requests such Substitute Trustee to sell the property described in such Deed of Trust/Security Instrument in accordance with the terms and provisions thereof.

EXECUTED on August 21, 2018

SETERUS, INC., AS AUTHORIZED SUBSERVICER FOR FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

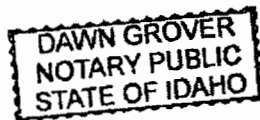
By: 
RAE DUTTON ASSISTANT SECRETARY
FOR LIEN RELEASES AND ASSIGNMENTS

Dated: August 21, 2018

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On August 21, 2018, before me, DAWN GROVER, personally appeared RAE DUTTON known to me to be the ASSISTANT SECRETARY FOR LIEN RELEASES AND ASSIGNMENTS of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation and acknowledged to me that such corporation executed the same.


DAWN GROVER (COMMISSION EXP. 02/13/2021)
NOTARY PUBLIC



Grantor: SETERUS INC., AS AUTHORIZED SUBSERVICER FOR FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
14221 DALLAS PARKWAY, SUITE 1000
DALLAS, TX 75254

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

FILED FOR RECORD IN:
Chambers County Clerk
On: 08/23/2018 10:38AM
Doc Number: 2018-135150
Number of Pages: 2
Amount: \$29.50
Order#: 20180823000017
By: LM
Heather H. Hawthorne



FILED FOR RECORD IN:
Chambers County
On: 8/28/2018 4:23:54 PM
Doc Number: 2018 - 2796
Number of Pages: 3
Amount: 10.00
Order#: 20180828000040
By: LB



Heather H. Hawthorne, County Clerk

Recorded: *Leslie Borne*