



Notice of [Substitute] Trustee 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: 07/03/2018

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

Place: ON THE EASTERN-MOST STEPS OF THE SECOND LEVEL (MIDDLE FLOOR)OF CHAMBERS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 119 N Lake Dr, Winnie, TX 77665

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/20/2006 and recorded 09/26/2006 in Book OR VOL. 902 Page 108 Document 2006-19116 , real property records of Chambers County, Texas, with **Nelson Trahan and Maranatha Trahan** grantor(s) and The CIT Group/Consumer Finance, Inc. (a Delaware Corporation) as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Nelson Trahan and Maranatha Trahan**, securing the payment of the indebtedness in the original principal amount of **\$88,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2007-HE2, ASSET BACKED PASS-THROUGH CERTIFICATES** is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT THIRTY-THREE (33) AND THE NORTH ONE-HALF (1/2) OF LOT THIRTY-TWO (32) OF NORTH LAKE ADDITION, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME B, PAGE 51 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

8. 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O Ocwen Loan Servicing, LLC

**1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409**


Phone: 1-800-746-2936

Notice of [Substitute] Trustee Sale


9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

Date: May 2, 2018


Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey,
Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298


TOMMY JACKSON, RON HARMON, TIFFANY BEGGS OR MICHAEL W. ZIENTZ -
Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

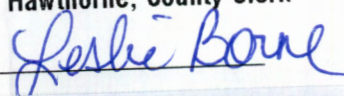
POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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 5-3-18 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.

**FILED FOR RECORD IN:
Chambers County
On: 5/3/2018 1:25:30 PM
Doc Number: 2018-2757
Number of Pages: 3
Amount: 10.00
Order#: 20180503000023
By: LB**



Heather H. Hawthorne, County Clerk

Recorded: 

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/20/2010
Grantor(s): RAMIRO SALAZAR
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR NEW PENN FINANCIAL, LLC., ITS SUCCESSORS AND ASSIGNS

Original Principal: \$159,299.00
Recording Information: Book 1238 Page 151 Instrument 201061697
Property County: Chambers
Property:

LOT THIRTY-FIVE (35), BLOCK FOUR (4) OF DEVINWOOD SUBDIVISION PHASE II,
A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED UNDER FILE NO. 17925 IN THE OFFICE OF THE
COUNTY CLERK OF CHAMBERS COUNTY, TEXAS.

Reported Address: 10535 LAUREN CREEK DRIVE, BAYTOWN, TX 77523

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of July, 2018
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: INSIDE THE COURTHOUSE ON THE EASTERN-MOST STEPS OF THE SECOND
LEVEL (MIDDLE FLOOR) in Chambers County, Texas, or, if the preceding area is no longer
the designated area, at the area most recently designated by the Chambers County
Commissioner's Court.

Substitute Trustee(s): Tommy Jackson, Ron Harmon, Tiffany Beggs, Amy Bowman, Reid Ruple, Kathleen Adkins,
Evan Press, Reva Rouchon-Harris, Renee Thomas, Renee Speight, Ian Moser, Gilbert Arsiaga,
Margie Allen, Kyle Barclay, Crystal Arsiaga, Carolyn Ciccio, Michael Burns, Elizabeth Hayes,
Michael Hupf, Marilyn Jones, or Suzanne Suarez, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

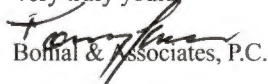
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tommy Jackson, Ron Harmon, Tiffany Beggs, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Reva Rouchon-Harris, Renee Thomas, Renee Speight, Ian Moser, Gilbert Arsiaga, Margie Allen, Kyle Barclay, Crystal Arsiaga, Carolyn Ciccio, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Tommy Jackson, Ron Harmon, Tiffany Beggs, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Reva Rouchon-Harris, Renee Thomas, Renee Speight, Ian Moser, Gilbert Arsiaga, Margie Allen, Kyle Barclay, Crystal Arsiaga, Carolyn Ciccio, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,


Bolmal & Associates, P.C.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/15/2005
Grantor(s): SHIELA JOHNSON A SINGLE WOMAN
Original Mortgagee: FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN
Original Principal: \$140,800.00
Recording Information: Book 05 787 Page 713 Instrument 2005005541
Property County: Chambers
Property:

FIELD NOTES OF A 1.000 ACRE TRACT OF LAND SITUATED IN THE W.D. SMITH SURVEY, ABSTRACT NO. 23, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A 3.190 ACRE TRACT OF LAND CONVEYED TO SHELIA JOHNSON BY SOUTHERN EXECUTIVE MANAGEMENT, INC. IN DEED DATED JULY 14, 2003, AND RECORDED IN VOLUME 637 AT PAGE 631 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, AND A PART OF THE RESIDUE OF LOT 18 OF THE JOHN BEAZLEY SUBDIVISION, RECORDED IN VOLUME 2 AT PAGE 43 OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS. THIS 1.000 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 EAST LINE OF SAID 3.190 ACRE TRACT OF LAND. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMANYING THIS METES AND BOUNDS DESCRIPTION. BEGINNING AT AN "X" FOUND IN CONCRETE FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND, THE NORTHEAST CORNER OF SAID 3.190 ACRE TRACT, THE NORTHEAST CORNER SAID RESIDUE OF LOT 18, AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE MCKINNEY ROAD, 60 FOOT RIGHT-OF-WAY, AND THE WEST RIGHT-OF-WAY LINE OF OCEAN DRIVE, 60 FOOT RIGHT-OF-WAY. THENCE SOUTH 13 DEGREES 12'00" WEST WITH THE EAST LINE OF THIS TRACT OF LAND, THE EAST LINE OF SAID 3.190 ACRE TRACT, THE EAST LINE OF SAID RESIDUE OF LOT 18 AND THE WEST RIGHT-OF-WAY LINE OF OCEAN DRIVE A DISTANCE OF 171.29 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND.

THENCE NORTH 76 DEGREES 48'00" WEST WITH THE SOUTH LINE OF THIS TRACT OF LAND, OVER AND ACROSS SAID 3.190 ACRE TRACT AND RESIDUE OF LOT 18 A DISTANCE OF 342.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND, IN THE WEST LINE OF SAID 3.190 ACRE TRACT AND IN A CURVE TO THE RIGHT IN THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 2354, 120 FOOT RIGHT-OF-WAY.

THENCE IN A NORTHERLY DIRECTION WITH THE WEST LINE OF THIS TRACT OF LAND, THE WEST LINE OF SAID 3.190 ACRE TRACT AND SAID RESIDUE OF LOT 18, THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 2354 AND SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEGREE 45'18", A RADIUS OF 2804.79 FEET, AN ARC LENGTH OF 85.91 FEET, A CHORD BEARING OF NORTH 16 DEGREES 26'19" EAST AND A CHORD LENGTH OF 85.91 FEET TO A POINT IN CONCRETE FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND, THE NORTHWEST CORNER OF SAID 3.190 ACRE TRACT, THE NORTHWEST CORNER OF SAID RESIDUE OF LOT 18, IN THE SOUTH RIGHT-OF-WAY LINE OF MCKINNEY ROAD. FROM THIS CORNER AN "X" IN CONCRETE FOUND BEARS NORTH 06 DEGREES 10'58" EAST A DISTANCE OF 0.11 FEET.

THENCE NORTH 88 DEGREES 58'00" EAST WITH THE NORTH LINE OF THIS TRACT OF LAND AND THE NORTH LINE OF SAID 3.190 ACRE TRACT, THE NORTH LINE OF SAID RESIDUE OF LOT 18, AND THE SOUTH RIGHT-OF-WAY LINE OF MCKINNEY ROAD A DISTANCE OF 347.82 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN SAID BOUNDARIES 1.000 ACRES OF LAND, MORE OR LESS.

Reported Address: 120 MCKINNEY RD, BAYTOWN, TX 77520

MORTGAGE SERVICING INFORMATION:

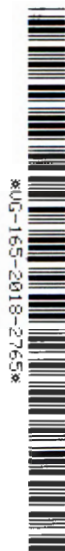
The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2005-FF8, Mortgage Pass-Through Certificates, Series 2005-FF8
Mortgage Servicer: Specialized Loan Servicing LLC
Current Beneficiary: Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2005-FF8, Mortgage Pass-Through Certificates, Series 2005-FF8
Mortgage Servicer Address: 8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of July, 2018
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: INSIDE THE COURTHOUSE ON THE EASTERN-MOST STEPS OF THE SECOND LEVEL (MIDDLE FLOOR) in Chambers County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Chambers County Commissioner's Court.

Substitute Trustee(s): Tommy Jackson, Ron Harmon, Tiffany Beggs, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Reva Rouchon-Harris, Renee Thomas, Renee Speight, Ian Moser, Gilbert Arsiaga, Margie Allen, Kyle Barclay, Crystal Arsiaga, Carolyn Ciccio, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act



Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and


WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tommy Jackson, Ron Harmon, Tiffany Beggs, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Reva Rouchon-Harris, Renee Thomas, Renee Speight, Ian Moser, Gilbert Arsiaga, Margie Allen, Kyle Barclay, Crystal Arsiaga, Carolyn Ciccio, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Tommy Jackson, Ron Harmon, Tiffany Beggs, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Reva Rouchon-Harris, Renee Thomas, Renee Speight, Ian Moser, Gilbert Arsiaga, Margie Allen, Kyle Barclay, Crystal Arsiaga, Carolyn Ciccio, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,


Bonial & Associates, P.C.

CAUSE NO. 17DCV0136

IN RE: ORDER FOR FORECLOSURE
CONCERNING 120 MCKINNEY RD,
BAYTOWN, TX 77520 UNDER TEX. R.
CIV. PROC. 736

IN THE DISTRICT COURT

PETITIONER:

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR FFMLT
TRUST 2005-FF8, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES
2005-FF8

CHAMBERS COUNTY, TEXAS

RESPONDENT(S):

SHIELA JOHNSON

344TH DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is Shiela Johnson, whose last known address is 120 McKinney Rd, Baytown, TX 77520. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 120 McKinney Rd, Baytown, TX 77520 with the following legal description:

FIELD NOTES OF A 1.000 ACRE TRACT OF LAND SITUATED IN
THE W.D. SMITH SURVEY, ABSTRACT NO. 23, CHAMBERS
COUNTY, TEXAS, BEING OUT OF AND A PART OF A 3.190 ACRE

TRACT OF LAND CONVEYED TO SHELIA JOHNSON BY SOUTHERN EXECUTIVE MANAGEMENT, INC. IN DEED DATED JULY 14, 2003, AND RECORDED IN VOLUME 637 AT PAGE 631 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, AND A PART OF THE RESIDUE OF LOT 18 OF THE JOHN BEAZLEY SUBDIVISION, RECORDED IN VOLUME 2 AT PAGE 43 OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS. THIS 1.000 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 EAST LINE OF SAID 3.190 ACRE TRACT OF LAND. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING AT AN "X" FOUND IN CONCRETE FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND, THE NORTHEAST CORNER OF SAID 3.190 ACRE TRACT, THE NORTHEAST CORNER SAID RESIDUE OF LOT 18, AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE MCKINNEY ROAD, 60 FOOT RIGHT-OF-WAY, AND THE WEST RIGHT-OF-WAY LINE OF OCEAN DRIVE, 60 FOOT RIGHT-OF-WAY.

THENCE SOUTH 13 DEGREES 12'00" WEST WITH THE EAST LINE OF THIS TRACT OF LAND, THE EAST LINE OF SAID 3.190 ACRE TRACT, THE EAST LINE OF SAID RESIDUE OF LOT 18 AND THE WEST RIGHT-OF-WAY LINE OF OCEAN DRIVE A DISTANCE OF 171.29 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND.

THENCE NORTH 76 DEGREES 48'00" WEST WITH THE SOUTH LINE OF THIS TRACT OF LAND, OVER AND ACROSS SAID 3.190 ACRE TRACT AND RESIDUE OF LOT 18 A DISTANCE OF 342.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND, IN THE WEST LINE OF SAID 3.190 ACRE TRACT AND IN A CURVE TO THE RIGHT IN THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 2354, 120 FOOT RIGHT-OF-WAY.

THENCE IN A NORTHERLY DIRECTION WITH THE WEST LINE OF THIS TRACT OF LAND, THE WEST LINE OF SAID 3.190 ACRE TRACT AND SAID RESIDUE OF LOT 18, THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 2354 AND SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEGREE 45'18", A RADIUS OF 2804.79 FEET, AN ARC LENGTH OF 85.91 FEET, A CHORD BEARING OF NORTH 16 DEGREES 26'19" EAST AND A CHORD LENGTH OF 85.91 FEET TO A POINT IN CONCRETE FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND, THE NORTHWEST CORNER OF SAID 3.190 ACRE TRACT, THE NORTHWEST CORNER OF SAID RESIDUE OF LOT 18, IN THE SOUTH RIGHT-OF-WAY LINE

OF MCKINNEY ROAD. FROM THIS CORNER AN "X" IN CONCRETE FOUND BEARS NORTH 06 DEGREES 10'58" EAST A DISTANCE OF 0.11 FEET.

THENCE NORTH 88 DEGREES 58'00" EAST WITH THE NORTH LINE OF THIS TRACT OF LAND AND THE NORTH LINE OF SAID 3.190 ACRE TRACT, THE NORTH LINE OF SAID RESIDUE OF LOT 18, AND THE SOUTH RIGHT-OF-WAY LINE OF MCKINNEY ROAD A DISTANCE OF 347.82 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN SAID BOUNDARIES 1.000 ACRES OF LAND, MORE OR LESS.

4. The lien to be foreclosed is indexed or recorded at Volume: 05 787, Page: 713, Instrument Number: 2005005541 and recorded in the real property records of Chambers County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 27 day of December, 2017.


JUDGE PRESIDING

FILED
THIS THE 27th DAY OF Dec
A.D. 2017 AT 11:41 O'CLOCK A M
PATTI L. HENRY
DISTRICT CLERK CHAMBERS COUNTY, TEXAS
BY J. Ryan DEPUTY

FILED FOR RECORD IN:
Chambers County
On: 5/17/2018 11:36:24 AM
Doc Number: 2018 - 2765
Number of Pages: 6
Amount: 10.00
Order#: 20180517000029
By: AM



Heather H. Hawthorne, County Clerk

Recorded: 

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Lot Twenty-Five (25), Block Four (4), of THE LANDING AT CEDAR BAYOU, an addition in Chambers County, Texas according to the map or plat thereof recorded in Volume "B", Page 88 of the Map/Plat Records of Chambers County, Texas.

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

Date: July 3, 2018

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

Place: Chambers County in Anahuac, Texas, at the following location: Chambers County Courthouse, 404 Washington, Anahuac Texas 77514

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 reschedule foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refilling may be after the date originally scheduled for this sale.

3. 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 the sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title masters 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 be subordinated to the deed of trust. Prospective buyers are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Carl L. Evins, Jr. The deed of trust is dated October 12, 2015, and is recorded in the office of the



County Clerk of Chambers County, Texas under County Clerk's File No. 2015-107955 of the Official Public Records of Chambers County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to (1) the promissory note in the original principal amount of \$56,350.00, executed by Carl L. Evins, Jr. and payable to Cedar Bayou Trust; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Carl L. Evins, Jr. to Cedar Bayou Trust. Cedar Bayou Trust is the current owner and holder of the Obligations and are the beneficiaries under the deed of trust.

As of June 5, 2018, there was owed \$50,728.56 on the note, being principal, interest and late fees and property taxes advanced.

Questions concerning the sale may be directed to the undersigned or to the beneficiaries:

Alicia Rodriguez, Trustee of Cedar Bayou Trust
c/o Brandon E. Benoit
Reid, Strickland & Gillette, L.L.P
P.O. Box 809
Baytown, Texas 77521
Telephone: 281.422.8166

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

DATED: June 5, 2018



Brandon E. Benoit, Trustee
Reid, Strickland & Gillette, L.L. P
P.O. Box 809
Baytown, Texas 77521
Telephone: 281.422.8166
Fax: 281.428.2962

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Heather H. Hawthorne, County Clerk

Recorded:

