

Notice of Foreclosure Sale

October 6, 2020

Deed of Trust ("Deed of Trust"):

Dated: March 8, 2018

Grantor: FRANCIS LEONARD HUGHES, JR. and spouse, SALLY HUGHES

Trustee: JONATHAN P. FLY

Lender: BARBARA HICKS HOPKINS SHARE TRUST, DANIEL HICKS, TRUSTEE

Recorded in: Clerk's File Number 2018-130105 of the real property records of Chambers County, Texas

Legal Description: See attached Exhibits A and B

Secures: Note ("Note") in the original principal amount of \$38,960.00, executed by FRANCIS LEONARD HUGHES, JR. and his spouse, SALLY HUGHES ("Borrower") and payable to the order of Lender

Modifications and Renewals: Modification and Extension Agreement and Modified Deed of Trust (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended); dated June 25, 2020 and as recorded under Clerk's File Number 2020-155663

Foreclosure Sale:

Date: Tuesday, October 6, 2020

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 and not later than three hours thereafter.

Place: Chambers County Courthouse
404 Washington Avenue
Anahuac, Texas 77514

#06-165-2020-2984*



Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that BARBARA HICKS HOPKINS SHARE TRUST, DANIEL HICKS, TRUSTEE's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, BARBARA HICKS HOPKINS SHARE TRUST, DANIEL HICKS, TRUSTEE, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of BARBARA HICKS HOPKINS SHARE TRUST, DANIEL HICKS, TRUSTEE's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with BARBARA HICKS HOPKINS SHARE TRUST, DANIEL HICKS, TRUSTEE's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If BARBARA HICKS HOPKINS SHARE TRUST, DANIEL HICKS, TRUSTEE, passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

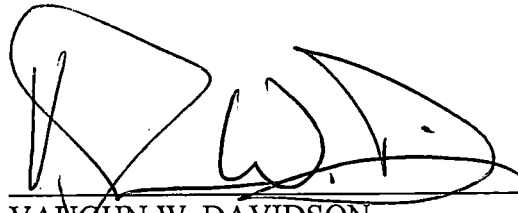
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by BARBARA HICKS HOPKINS SHARE TRUST, DANIEL HICKS, TRUSTEE. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.



VAUGHN W. DAVIDSON
Attorney for BARBARA HICKS HOPKINS
SHARE TRUST, DANIEL HICKS, TRUSTEE
115 Massey Tompkins
Baytown, Texas 77521
Telephone (281) 421-5999

EXHIBIT A

Tract 1:

West 1/2 of Lot 5, Block 7 of the Wilcox Addition to the City of Anahuac, Texas.

Tax Assessor's Parcel: 3449/1

Account Number: 63000-00303-00700-000501

Tract 2:

Lot One (1) and Two (2), Block (3) of the Tomas R. Tinkler Addition to the Town of Anahuac, a subdivision in Chambers County, Texas, according to the map or plat thereof recorded in Volume "V", Page 42, of the Map Records of Chambers County, Texas. A 0.331 acre tract is more fully described in Exhibit "B" attached here and made a part hereof for all purposes.

Tract 3:

Situated in Chambers County, Texas, and being the East-half of Lot No. Five (5) and all of the Lot No. Six (6) of Block No. Seven (7) in the Supplement of W.D. Willcox Addition to the Town of Anahuac, according to the map or plat of recorded in Volume 1, Page 69 of the Map Records of Chambers County, Texas.

Exhibit B
to Track 2 on Exhibit A

FIELD NOTES OF A 0.331 ACRE TRACT OF LAND BEING OUT OF AND PART OF THE ABANDONED RIGHT OF WAY OF COLLINS AVENUE, BEING 60' WIDE AND THE ABANDONED SOUTH ONE-HALF OF BAYOU STREET BASED ON 70' WIDE, SAID RIGHT OF WAYS BEING ABANDONED BY CITY COUNCIL OF THE CITY OF ANAHUAC ON OCTOBER 11, 1993, SAID 0.331 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE IN THE WEST RIGHT OF WAY LINE OF BOLIVAR AVENUE AND THE CENTERLINE OF ABANDONED BAYOU STREET, FOR THE NORTHEAST CORNER;

THENCE SOUTH ALONG SAID BOLIVAR AVENUE A DISTANCE OF 35.00 FEET TO THE NORTHEAST CORNER OF LOT ONE (1), BLOCK THREE (3) OF T.R. TINKLER ADDITION TO ANAHUAC, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME "4", PAGE 42 OF THE DEED RECORDS AND VOLUME 1, PAGE 6 OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS, FOR THE MOST EASTERLY SOUTHEAST CORNER;

THENCE WEST ALONG THE NORTH LINE OF LOT 1 A DISTANCE OF 174.90 FEET TO THE NORTHWEST CORNER OF LOT 1 AND AN INTERIOR CORNER OF THIS TRACT;

THENCE SOUTH 01°52'55" WEST ALONG THE WEST LINE OF LOTS 1 AND 2, AND THE EAST LINE OF COLLINS AVENUE (ABANDONED) A DISTANCE OF 140.08 FEET TO THE SOUTHWEST CORNER OF LOT 2 AND BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WEST ALONG THE EXTENSION OF THE SOUTH LINE OF LOT 2 A DISTANCE OF 38.90 FEET TO A 1/2" IRON ROD SET ON THE BLUFF BANK OF TRINITY BAY FOR THE SOUTHWEST CORNER;

THENCE NORTH 05°56'50" WEST ALONG THE SAID BLUFF BANK A DISTANCE OF 112.29 FEET TO AN ANGLE POINT;

THENCE NORTH 21°03'56" WEST CONTINUING ALONG SAID BLUFF BANK A DISTANCE OF 82.62 FEET TO A 1/2" IRON ROD IN A 6" WOOD FENCE, FOR THE NORTHWEST CORNER;

THENCE NORTH 88°51'48" EAST ALONG THE NORTH LINE OF THIS TRACT, AND THE NORTH LINE OF ABANDONED BAYOU STREET A DISTANCE OF 249.46 FEET TO THE "POINT OF BEGINNING" AND CONTAINING 0.331 ACRES OF LAND.

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Chambers County
On: 9/3/2020 11:53:55 AM
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Amount: 10.00
Order#: 20200903000040
By: PR



Heather H. Hawthorne, County Clerk

Recorded: *Gene Martin*