

**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: 03/05/2019
- Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.
- Place: The area designated by the Commissioners Court of Chambers County, pursuant to §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 of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/27/2007 and recorded in the real property records of Chambers County, TX and is recorded under Clerk's File/Instrument Number, Volume 939, Page 26, with Clifton J. Perry (grantor(s)) and Amegy Mortgage Company, L.L.C. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Clifton J. Perry, securing the payment of the indebtedness in the original amount of \$80,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ZB, National Association is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT TWENTY-THREE (23), OF REPLAT OF WOODLAND ACRES SUBDIVISION, SECTION NO. TWO (2), A SUBDIVISION OUT OF THE ROBERT WISEMAN SURVEY, ABSTRACT NO. 29 OF CHAMBERS COUNTY, TEXAS ACCORDING TO THE MAP OF SAID SUBDIVISION APPEARING OF RECORD IN VOLUME B, PAGE 64, OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS.

\*18-165-2019-2335\*



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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ZB, National Association, as Mortgage Servicer, is representing the current Mortgagee whose address is:

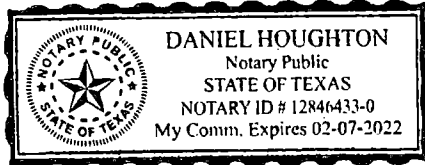
Cenlar FSB  
Attn: Fc 425 Phillips Blvd  
Ewing, NJ 08618

Tommy Jackson  
SUBSTITUTE TRUSTEE  
Tommy Jackson, Ron Harmon,  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF Texas  
COUNTY OF Chambers

Before me, the undersigned authority, on this day personally appeared Tommy Jackson, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of January, 2019.



Daniel Houghton  
NOTARY PUBLIC in and for  
Chambers COUNTY  
My commission expires: 2-7-2022  
Print Name of Notary:  
Daniel Houghton

**CERTIFICATE OF POSTING**

My name is Tommy Jackson, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 1-14-19 I filed at the office of the Chambers County Clerk and caused to be posted at the Chambers County courthouse this notice of sale.

Tommy Jackson  
Declarant Name: Tommy Jackson  
Date: 1-14-19

FILED FOR RECORD IN:  
Chambers County  
On: 1/14/2019 11:52:38 AM  
Doc Number: 2019 - 2835  
Number of Pages: 2  
Amount: 10.00  
Order#: 20190114000021  
By: LM



Heather H. Hawthorne, County Clerk  
Recorded: [Signature]