

Our Case Number: 20-02281-FC-2

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 29, 2007, GEORGIA TAYLOR WHITTON AND CODY LYNN WHITTON, SR., WIFE AND HUSBAND, executed a Deed of Trust Security Instrument conveying to CALVIN C. MANN, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR K. HOVNANIAN AMERICAN MORTGAGE, LLC, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00031940, in Book 1012, at Page 53, 1012 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, MAY 3, 2022** 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 Chambers County Courthouse, 404 Washington Avenue, Anahuac, TX 77514 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 ONE (1), IN BLOCK FOUR (4), OF DEVINWOOD SUBDIVISION, PHASE II, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2006, PAGE 17925 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

Property Address: 5919 SANDY CREEK DR, BAYTOWN, TX 77523
Mortgage Servicer: LOANCARE
Noteholder: LOANCARE, LLC
3637 SENTARA WAY, SUITE 303, VIRGINIA BEACH, VA
23452

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 10 day of March 22

FILED FOR RECORD IN:
Chambers County
On: 3/10/2022 8:48:59 AM
Doc Number: 2022 - 3057
Number of Pages: 1
Amount: 10.00
Order#: 20220310000006
By: DW



Tommy Jackson
Tommy Jackson, Tiffany Beggs, Carolyn Ciccio, Stephanie Hernandez, Marinosci Law Group PC, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Jami Hutton, Aleena Litton, Alexis Banks, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman

Heather H. Hawthorne, County Clerk

Recorded: Danni Wilber

Substitute Trustee Address:
Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

