

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: 08/06/2019

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.

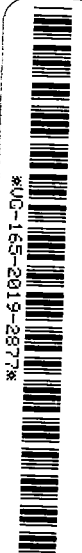
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/25/2012 and recorded in the real property records of Chambers County, TX and is recorded under Clerk's File/Instrument Number, Vol. 1338, Page 705, with Judy Kuykendall (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CLASSIC HOME FINANCIAL, INC. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Judy Kuykendall, securing the payment of the indebtedness in the original amount of \$256,332.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. FIELD NOTES OF A TRACT OF LAND CONTAINING 2.56 ACRES SITUATED IN THE SOLOMON BARROW SURVEY, ABSTRACT 3, CHAMBERS COUNTY, TEXAS AND BEING THE RESIDUE OF A 4.365 ACRE TRACT OF LAND CONVEYED TO RICHARD A. MCCALLA AND GINGER M. MCCALLA RECORDED BY DEED IN VOLUME 503, PAGE 835 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. SAID 2.56 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).

BEGINNING AT A 1/2" IRON ROD, FOUND, IN THE RIGHT-OF-WAY OF POINT BARROW ROAD, THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO WILLARD CAMPBELL AND JOHNNIE CAMPBELL RECORDED BY DEED IN VOLUME 324, PAGE 649 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, THE NORTHEAST CORNER OF SAID 4.365 ACRES, THE NORTHWEST CORNER OF A 13.72 TRACT OF LAND CONVEYED TO TERRY L HUFF, ET AL RECORDED BY DEED IN VOLUME 1271, PAGE 185 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT FEET (X=3287471.416, Y=13839704.546), FROM WHICH A RAILROAD SPIKE, FOUND, BEARS N 88°13'42" E, A DISTANCE OF 1.41 FEET;



THENCE, S 04°54'24" E, ALONG THE WEST LINE OF SAID 13.72 ACRES AND THE EAST LINE OF SAID 4.365 ACRES, AT 29.96 FEET PASS A 1/2" CAPPED IRON ROD MARKED H&H LAND, SET, FOR REFERENCE IN THE OCCUPIED SOUTH RIGHT-OF-WAY LINE OF SAID POINT BARROW ROAD, IN ALL A TOTAL DISTANCE OF 448.57 FEET TO A "T" POST, FOUND, BEING THE SOUTHERLY NORTHEAST CORNER OF A 1.81 ACRE TRACT OF LAND CONVEYED TO ARVID L SUNDBECK AND HOLLY SUNDBECK RECORDED BY DEED IN VOLUME 1282, PAGE 585 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 85°05'10" W, ALONG THE NORTH LINE OF SAID 1.81 ACRES, A DISTANCE OF 244.50 FEET TO A 1/2" CAPPED IRON ROD MARKED H&H LAND, SET, BEING AN INTERIOR CORNER IN THE NORTH LINE OF SAID 1.81 ACRES AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 04°54'51" E, ALONG AN EXTERIOR LINE OF SAID 1.81 ACRES, AT 430.99 FEET PASS A 1/2" CAPPED IRON ROD MARKED H&H LAND, SET, FOR REFERENCE IN THE OCCUPIED SOUTH RIGHT-OF-WAY LINE OF SAID POINT BARROW ROAD, IN ALL A TOTAL DISTANCE OF 461.99 FEET TO A 1/2" CAPPED IRON ROD MARKED H&H LAND, SET, IN THE RIGHT-OF-WAY OF SAID POINT BARROW ROAD, THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO JOE M. JOHNSON AND ANITA L. JOHNSON RECORDED BY DEED IN VOLUME 465, PAGE 782 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, AN EXTERIOR CORNER IN THE NORTH LINE OF SAID 1.81 ACRES AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD, FOUND, BEING THE NORTHWEST CORNER OF SAID 1.81 ACRES BEARS S 88°13'42" W, A DISTANCE OF 55.08 FEET;

THENCE, N 88°13'42" E, ALONG SAID POINT BARROW ROAD WITH THE NORTH LINE OF SAID 4.365 ACRES AND SOUTH OF SAID JOHNSON TRACT TOGETHER WITH THE SOUTH LINE OF SAID CAMPBELL TRACT, A DISTANCE OF 244.93 FEET TO THE "POINT OF BEGINNING" AND CONTAINING 2.56 ACRES OF LAND, MORE OR LESS.

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. Wells Fargo Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

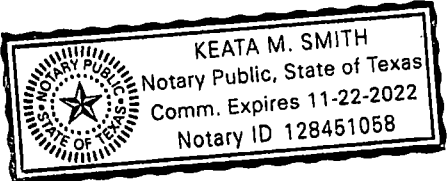
Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Tommy Jackson
SUBSTITUTE TRUSTEE
Tommy Jackson, Ron Harmon,
1320 Greenway Drive, Suite 300
Irving, TX 75038 OR Tommy Jackson, Ron Harmon,
Tiffany Beggs, Amy Bowman, Reid Ruple, Evan Press,
Stephanie Kohler, Cary Corenblum, Luci Fuller,
Mariel Marroquin, Kristopher Holub, Catrena Ward,
Julian Perrine, Kristie Alvarez whose address is 1
Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Liberty

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 13 day of June, 2019.

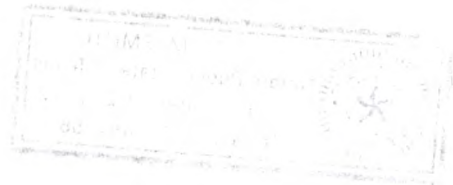


Keata M Smith
NOTARY PUBLIC in and for
Orange COUNTY
My commission expires: 11-22-22
Print Name of Notary:
Keata M Smith

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 ~~6.13.19~~ 6.13.19 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
Declarants Name: Tommy Jackson
Date: 6.13.19



FILED FOR RECORD IN:
Chambers County
On: 6/13/2019 11:06:30 AM
Doc Number: 2019 - 2877
Number of Pages: 3
Amount: 10.00
Order#: 20190613000010
By: JG



Heather H. Hawthorne, County Clerk

Recorded: *Julie Gore*