

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

CHAMBERS County

Deed of Trust Dated: November 9, 2017

Amount: \$416,000.00

Grantor(s): BEAU GREENE and TOCCARA GREENE

Original Mortgagee: MORTGAGE SOLUTIONS OF COLORADO, LLC

Current Mortgagee: MORTGAGE SOLUTIONS OF COLORADO LLC

Mortgagee Address: MORTGAGE SOLUTIONS OF COLORADO LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 2017-126726

Legal Description: SEE EXHIBIT A

Date of Sale: August 6, 2019 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the CHAMBERS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TOMMY JACKSON OR 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, VANESSA MCHANEY OR CAROLYN CICCIO have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. 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.

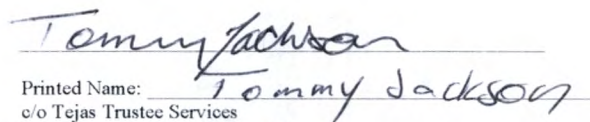
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2019-003772



Printed Name: Tommy Jackson
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254



EXHIBIT A

A TRACT OF PARCEL CONTAINING 11.5246 ACRES (502,013 SQUARE FEET) OF LAND SITUATED IN THE E. H. R. WALLIS SURVEY, ABSTRACT NO. 305, BEING THE COMBINATION OF A CALLED 1.00 ACRE TRACT CONVEYED FROM ELLA MAE HAYNES MAYES AND VIRGINIA LOYA TO GEORGE LOYA JR., RECORDED IN VOLUME 512, PAGE 37 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND A CALLED 1.921 ACRE TRACT CALLED TRACT 2 CONVEYED TO VIRGINIA MAYES LOYA IN PARTITION DATED AUGUST 3, 2015, AND RECORDED IN VOLUME 1589, PAGE 608 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND PART OF A 27.08 ACRE TRACT AWARDED TO G. C. MAYES JR., IN VOLUME 344, PAGE 98 OF CHAMBERS COUNTY DEED RECORDS, SAID 11.5246 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

BEGINNING AT A 2 INCH IRON PIPE FOUND IN THE SOUTH RIGHT OF WAY LINE OF WALLISVILLE-TURTLE BAYOU ROAD (RIGHT OF WAY WIDTH VARIES) FOR THE NORTHWEST CORNER OF THE VIRGINIA LOYA CALLED 13.540 ACRE TRACT DESCRIBED IN VOLUME 1618, PAGE 638 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, BEING THE NORTHEAST CORNER OF SAID CALLED 27.08 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 09 DEGREES 48 MINUTES 32 SECONDS EAST, ALONG THE WEST LINE OF SAID VIRGINIA LOYA CALLED 13.540 ACRE TRACT, PASS AT 411.61 FEET THE NORTHEAST CORNER OF SAID CALLED 1.00 ACRE TRACT, PASS AT 620.32 FEET THE SOUTHEAST CORNER OF SAID CALLED 1.00 TRACT, IN ALL A TOTAL DISTANCE OF 895.25 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 83 DEGREES 44 MINUTES 04 SECONDS WEST, A DISTANCE OF 270.30 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 07 DEGREES 22 MINUTES 15 SECONDS EAST, A DISTANCE OF 7.50 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 76 DEGREES 23 MINUTES 56 SECONDS WEST, A DISTANCE OF 203.31 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE WEST LINE OF THE EDWIN MILES CALLED 21.580 ACRE TRACT,

DESCRIBED IN VOLUME 1337, PAGE 341 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, FOR THE SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 09 DEGREES 20 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF SAID EDWIN MILES CALLED 21.580 ACRE TRACT, A DISTANCE OF 40.23 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID EDWIN MILES CALLED 21.580 ACRE TRACT, THE SOUTHEAST CORNER OF SAID CALLED 1.921 ACRE TRACT CALLED TRACT 2, BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 79 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE NORTH LINE OF SAID EDWIN MILES CALLED 21.580 ACRE TRACT, A DISTANCE OF 96.62 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID PATSY PENICK CALLED 1.921 ACRE TRACT CALLED TRACT 1, DESCRIBED IN IN PARTITION DATED AUGUST 3, 2015, AND RECORDED IN VOLUME 1589, PAGE 608 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, BEING THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 09 DEGREES 18 MINUTES 24 SECONDS WEST, ALONG THE EAST LINE OF SAID PATSY PENICK CALLED 1.921 ACRE TRACT CALLED TRACT 1, A DISTANCE OF 867.86 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND IN THE SOUTH RIGHT OF WAY LINE OF SAID WALLISVILLE-TURTLE BAYOU ROAD, FOR THE NORTHEAST CORNER OF SAID PATSY PENICK CALLED 1.921 ACRE TRACT CALLED TRACT 1, BEING THE NORTHWEST CORNER OF SAID CALLED 1.921 ACRE TRACT CALLED TRACT 2 AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 82 DEGREES 00 MINUTES 51 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID WALLISVILLE-TURTLE -BAYOU ROAD, A DISTANCE OF 96.64 FEET TO A 2 INCH IRON PIPE FOUND FOR THE COMMON NORTH CORNER OF SAID CALLED 1.921 ACRE TRACT CALLED TRACT 2, AND SAID CALLED 27.08 ACRE TRACT;

THENCE NORTH 80 DEGREES 49 MINUTES 24 SECONDS EAST, CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF SAID WALLISVILLE-TURTLE -BAYOU ROAD, A DISTANCE OF 465.09 FEET TO THE POINT OF BEGINNING, AND CONTAINING 11.5246 ACRES OF LAND, MORE OR LESS.

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Heather H. Hawthorne, County Clerk

Recorded: 