

MEMBER HOME LOAN (MLH)
MCCULLOUGH, ESTATE OF JOHNNIE S.
517 WALLISVILLE, WALLISVILLE, TX 77597

CONVENTIONAL
Firm File Number: 18-030811

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 13, 2008, JOHNNIE S. MCCULLOUGH, as Grantor(s), executed a Deed of Trust conveying to J. MILTON STEWART, as Trustee, the Real Estate hereinafter described, to COMMUNITY RESOURCE CREDIT UNION in payment of a debt therein described. The Deed of Trust was filed in the real property records of CHAMBERS COUNTY, TX and is recorded under Clerk's File/Instrument Number 2008-41181 Volume 1087, Page 683, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

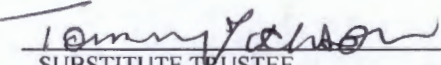
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 4, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Chambers** 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Chambers, State of Texas:

SEE EXHIBIT A

Property Address: 517 WALLISVILLE
WALLISVILLE, TX 77597
Mortgage Servicer: MEMBER HOME LOAN
Mortgagee: COMMUNITY RESOURCE CREDIT UNION
9601 JONES ROAD
SUITE 108
HOUSTON, TX 77065

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 §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



SUBSTITUTE TRUSTEE
Tommy Jackson, Tiffany Beggs, Ron Harmon or Carolyn Ciccio
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.

01-165-2019-2922





EXHIBIT "A"

GRANTEE: JOHNNIE S. MCCULLOUGH, A SINGLE PERSON
PARCEL: 23607

ALL THE FOLLOWING DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE
COUNTY OF CHAMBERS, STATE OF TEXAS, TO-WIT:

FIELD NOTES OF A 1.065 ACRE TRACT OF LAND SITUATED IN THE M. A. CARROLL
SURVEY, ABSTRACT NO. 8, CHAMBERS COUNTY, TEXAS, BEING THE SAME 1.065 ACRE
TRACT CONVEYED TO JOE DOWDY AND WIFE, LYNDA DOWDY AND BEING RECORDED
IN VOLUME 608, PAGE 225 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS.
SAID 1.00 ACRE TRACT BEING OUT OF A 8.00 ACRE TRACT OF LAND CONVEYED TO
ARTHUR SILVA RECORDED IN VOLUME 82, PAGE 216 OF THE DEED RECORDS OF
CHAMBERS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED.

BEGINNING AT A 1/2" IRON ROAD SET FOR THE NORTHWEST CORNER OF THE SAID 8.00
ACRE TRACT AND BEING IN THE EAST LINE OF AN AL HASKINS 1.00 ACRE TRACT
RECORDED IN VOLUME 301, PAGE 763 OF THE DEED RECORDS BEING A CORNER OF A
WADE COOPER AND LIDDIE L. WILSON 2.89 ACRE TRACT RECORDED IN VOLUME 83,
PAGE 204 FOR THE "POINT OF BEGINNING" AND NORTHWEST CORNER OF THE HEREIN
DESCRIBED 1.065 ACRE TRACT;

THENCE SOUTH 03 11' 28" EAST ALONG THE WEST LINE OF THE SAID 8.00 ACRE TRACT
AND THE EAST LINE AT THE HASKINS TRACT AND THE EAST LINE OF THE WATSON
CEMETERY RECORDED IN VOLUME 54, PAGE 126 OF THE DEED RECORDS, A DISTANCE
165.83 FEET TO A 1 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER;

THENCE NORTH 85 13' 40" EAST OVER AND ACROSS SAID 8.00 ACRE TRACT A DISTANCE
OF 80.74 FEET PASS A 1" SQUARE IRON ROD FOUND ON LINE AND BEING THE NORTH
LINE OF A 5.32 ACRE TRACT CONVEYED TO OLDHAM TRACTOR SERVICES INC.
RECORDED IN VOLUME 77, PAGE 659 OF THE DEED RECORDED IN VOLUME 77, PAGE
659 OF THE DEED RECORDS, IN ALL A TOTAL DISTANCE OF 315.43 FEET TO A 1/2" IRON
ROD FOUND FOR THE SOUTHEAST CORNER;

THENCE NORTH 03 33' 04" WEST ALONG THE WEST LINE OF AN ARTHUR SILVA 1.00
ACRE TRACT RECORDED IN VOLUME 82, PAGE 216 OF THE DEED RECORDS, A
DISTANCE OF 138.74 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF A SAID
8.00 ACRE TRACT BEING IN THE SOUTH LINE OF COOPER 2.89 ACRE TRACT FOR THE
NORTHEAST CORNER;

THENCE SOUTH 88 20' 14" WEST ALONG THE NORTH LINE OF THE DOWDY TRACT AND
THE SOUTH LINE OF THE COOPER TRACT AT 280.22 FEET PASS A 1 1/2" IRON PIPE FOR
THE SOUTHWEST CORNER OF THE COOPER TRACT IN ALL A TOTAL DISTANCE OF
314.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.065 ACRES OF LAND.

BEING THE SAME PREMISES WHICH LYNDA DEAN DOWDY, THOMAS CARRELL DOWDY,
LYNDA JO DOWDY DAVIS, AND MARCY KAY DOWDY WARZECHA, NOT JOINED HEREIN
BY OUR SPOUSES BY DEED DATED AUGUST 28, 1996 AND RECORDED IN THE
RECORDER'S OFFICE OF CHAMBERS COUNTY, TEXAS ON SEPTEMBER 6, 1998, IN DEED
BOOK 309 PAGE 94, GRANTED AND CONVEYED UNTO JOHNNIE S. MCCULLOUGH, A
SINGLE PERSON.

FILED FOR RECORD IN:
Chambers County
On: 12/30/2019 9:06:50 AM
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Order#: 20191230000006
By: SL



Heather H. Hawthorne, County Clerk

Recorded: *Jellie Gore*

