

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

CHAMBERS County

Deed of Trust Dated: June 6, 2012

Amount: \$108,457.00

Grantor(s): DIANNE WHITE and MILTON WHITE

Original Mortgagee: JPMORGAN CHASE BANK, N.A.

Current Mortgagee: BAYVIEW LOAN SERVICING, LLC

Mortgagee Servicer and Address: c/o BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 2012-76821

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on October 5, 2018 under Cause No. 18DCV0499 in the 344th Judicial District Court of CHAMBERS County, Texas

Date of Sale: July 2, 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 CORENBUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, KRISTIE ALVAREZ, VANESSA MCHANAY 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.

03-165-2019-2874

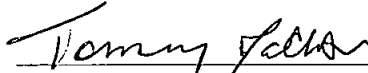


THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-003140



Printed Name: _____

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

EXHIBIT "A"

The land referred to herein below is situated in the county of CHAMBERS, State of TX and is described as follows:

ALL THAT PARCEL OF LAND IN CHAMBERS COUNTY, STATE OF TEXAS, AS MORE FULLY DESCRIBED IN DEED DOC # 02-553-397, BEING KNOWN AND DESIGNATED AS:

FIELD NOTES OF A 1.00 ACRE TRACT OF LAND SITUATED IN THE SILAS SMITH SURVEY, ABSTRACT NO. 398, CHAMBERS COUNTY, TEXAS, AND BEING THAT SAME 1.000 ACRE TRACT OF LAND CONVEYED TO MILTON TODD WHITE BY LINDA MURL WHITE BY DEED DATED APRIL 19, 2002, AND RECORDED IN VOLUME 553 AT PAGE 397 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. SAID 1.000 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

NOTE: BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE SOUTH LINE OF THE RESIDUE OF A 14.018 ACRE TRACT OF LAND CONVEYED TO MOLLIE JACKSON LYONS BY LEE FANNER, ET AL, BY DEED DATED MAY 15, 1999, AND RECORDED IN VOLUME 413 AT PAGE 480 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS.

BEGINNING AT 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND, THE SOUTHEAST CORNER OF SAID 3.000 ACRES, A SOUTHWEST CORNER OF SAID RESIDUE OF 14.018 ACRES, AND IN THE NORTH LINE OF A 14.018 ACRE TRACT OF LAND AWARDED TO LEE FANNER AND NELSON FANNER, JR., BY DEED DATED JUNE 25, 1997, AND RECORDED IN VOLUME 407 AT PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. FROM THIS CORNER A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID RESIDUE OF 14.018 ACRES, AND THE NORTHEAST CORNER OF SAID 14.018 ACRES IN THE WEST RIGHT OF WAY LINE OF JACKSON ROAD BEARS SOUTH 84° 51' 51" EAST A DISTANCE OF 375.82 FEET.

THENCE NORTH 84° 51' 51" WEST WITH THE SOUTH LINE OF THIS TRACT OF LAND, THE SOUTH LINE OF SAID 1.000 ACRES, AND THE NORTH LINE OF SAID 14.018 ACRES A DISTANCE OF 187.27 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND, THE SOUTHWEST CORNER OF SAID 1.000 ACRES, AND A SOUTHEAST CORNER OF SAID RESIDUE OF 14.018 ACRES.

THENCE NORTH 10° 55' 06" WEST WITH THE WEST LINE OF THIS TRACT OF LAND, THE WEST LINE OF SAID 1.000 ACRES, AND THE EAST LINE OF SAID RESIDUE OF 14.018 ACRES A DISTANCE OF 216.22 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND, THE NORTHWEST CORNER OF SAID 1.000 ACRES, AND AN INTERIOR CORNER OF SAID RESIDUE OF 14.018 ACRES.

THENCE NORTH 79° 07' 13" EAST WITH THE NORTH LINE OF THIS TRACT OF LAND, THE NORTH LINE OF SAID 1.000 ACRES, AND A SOUTH LINE OF SAID RESIDUE OF 14.018 ACRES A DISTANCE OF 179.97 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND. THE NORTHEAST CORNER OF SAID 1.000 ACRES, AND AN INTERIOR CORNER OF SAID RESIDUE OF 14.018 ACRES.

THENCE SOUTH 10° 55' 03" EAST WITH THE EAST LINE OF THIS TRACT OF LAND, THE EAST LINE OF SAID 1.000 ACRES, AND A WEST LINE OF SAID RESIDUE OF 14.018 ACRES A DISTANCE OF 267.89 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN SAID BOUNDARIES 3.00 ACRES OF LAND, MORE OR LESS.

FILED FOR RECORD IN:
Chambers County
On: 5/30/2019 10:37:58 AM
Doc Number: 2019-2874
Number of Pages: 3
Amount: 10.00
Order#: 20190530000013
By: LM



Heather H. Hawthorne, County Clerk

Recorded: *Kris Walker*