

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: March 18, 2014	Original Mortgagor/Grantor: SARAH M HILL AND BRANDON HILL
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR USAA FEDERAL SAVINGS BANK., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: USAA FEDERAL SAVINGS BANK
Recorded in: Volume: 1481 Page: 615 Instrument No: 92574	Property County: CHAMBERS
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER	Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

* 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.

Secures: Note in the original principal amount of \$74,569.00, executed by BRANDON HILL; SARAH HILL and payable to the order of Lender.

Property Address/Mailing Address: 528 CEDAR AVE, WINNIE, TX 77665

Legal Description of Property to be Sold: BEING A 0.463 ACRE TRACT OF LAND LYING IN THE JAMES HOGGATT LEAGUE, ABSTRACT NUMBER 14 IN CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF LOTS 18 & 19, BLOCK 36 OF THE WINNIE SUBURBS SUBDIVISION, RECORDED IN VOLUME 1 ON PAGE 61 OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS, AND BEING THE SAME 0.462 ACRES OF LAND AS DESCRIBED IN AN INSTRUMENT TO M. K. KOTZ, ET AL, OF RECORD IN VOLUME 1435 ON PAGE 647 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, SAID 0.463 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2" ROD FOUND IN THE NORTH RIGHT-OF-WAY OF CEDAR AVENUE (A PUBLIC ROADWAY), MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 00°07'18" W (CALLED NORTH), ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 151.70 FEET (CALLED 152.02 FEET) TO A 3/4" PIPE FOUND IN THE SOUTH LINE OF THAT CERTAIN 0.813 ACRE TRACT OF LAND AS DESCRIBED IN AN INSTRUMENT TO LAWRENCE & STACEY DAWSON, RECORDED IN VOLUME 734 ON PAGE 504 OF SAID DEED RECORDS, MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 89°50'05" E (CALLED EAST), ALONG THE SOUTH LINE OF SAID 0.813 ACRE TRACT AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, PASSING AT 73.30 FEET A 1 1/2" ROD FOUND FOR REFERENCE, AND CONTINUING A TOTAL DISTANCE OF 86.30 FEET (CALLED 86.00 FEET) TO A POINT IN THE CENTERLINE OF A DITCH, MARKING THE NORTHWEST CORNER OF THAT CERTAIN 0.846 ACRE TRACT OF LAND AS DESCRIBED IN AN INSTRUMENT TO THAN VARGAS, OF RECORD IN VOLUME 1016 ON PAGE 252 OF SAID DEED RECORDS, AND THE NORTHEAST CORNER OF THE



HEREIN DESCRIBED TRACT;

THENCE S 31°34'08" E (CALLED S 31°27'36" E), ALONG THE CENTERLINE OF SAID DITCH, THE WEST LINE OF SAID 0.846 ACRE TRACT AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 178.35 FEET (CALLED 178.18 FEET) TO A POINT IN THE CENTERLINE OF SAID DITCH AND THE NORTH RIGHT-OF-WAY LINE OF CEDAR AVENUE, MARKING THE SOUTHWEST CORNER OF SAID 0.846 ACRE TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WEST (BASIS OF BEARINGS), ALONG THE NORTH RIGHT-OF-WAY LINE OF CEDAR AVENUE AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, PASSING AT 30.00 FEET A 3/4" PIPE FOR REFERENCE, AND CONTINUING A TOTAL DISTANCE OF 179.34 FEET (CALLED 179.00 FEET) TO THE POINT AND PLACE OF BEGINNING, CONTAINING IN TOTAL AREA, 0.463 ACRES OF LAND, MORE OR LESS.

Date of Sale: September 1st, 2020	Earliest time Sale will begin: 10:00 AM
--	--

Place of sale of Property: Chambers County Courthouse, 404 Washington Avenue, Anahuac, TX 77514

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *USAA FEDERAL SAVINGS BANK*, the owner and holder of the Note, has requested Amy Bowman, Reid Ruple, Evan Press, Cary Corenblum, Aarti Patel, Joshua Sanders, Jim Dolenz, Mariel Marroquin, Paulette McCrary, Kristopher Holub, Julian Perrine, Tommy Jackson, Ron Harmon, Tiffany Beggs whose address is 1 Mauchly Irvine, CA 92618 or Tommy Jackson, Ron Harmon, Keata Smith or Carolyn Ciccio whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *USAA FEDERAL SAVINGS BANK* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

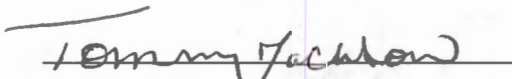
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Amy Bowman, Reid Ruple, Evan Press, Cary Corenblum, Aarti Patel, Joshua Sanders, Jim Dolenz, Mariel Marroquin, Paulette McCrary, Kristopher Holub, Julian Perrine, Tommy Jackson, Ron Harmon, Tiffany Beggs whose address is 1 Mauchly Irvine, CA 92618 or Tommy Jackson, Ron Harmon, Keata Smith or Carolyn Ciccio whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Amy Bowman, Reid Ruple, Evan Press, Cary Corenblum, Aarti Patel, Joshua Sanders, Jim Dolenz, Mariel Marroquin, Paulette McCrary, Kristopher Holub, Julian Perrine, Tommy Jackson, Ron Harmon, Tiffany Beggs whose address is

1 Mauchly Irvine, CA 92618 or Tommy Jackson, Ron Harmon, Keata Smith or Carolyn Ciccio whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.


SUBSTITUTE TRUSTEE

Amy Bowman, Reid Ruple, Evan Press, Cary Corenblum, Aarti Patel, Joshua Sanders, Jim Dolenz, Mariel Marroquin, Paulette McCrary, Kristopher Holub, Julian Perrine, Tommy Jackson, Ron Harmon, Tiffany Beggs, Keata Smith or Carolyn Ciccio, Trustee

c/o Robertson, Anschutz, Schneid & Crane LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

**FILED FOR RECORD IN:
Chambers County
On: 7/30/2020 11:12:29 AM
Doc Number: 2020 - 2980
Number of Pages: 3
Amount: 10.00
Order#: 20200730000031
By: AM**



Heather H. Hawthorne, County Clerk

Recorded: 