

SELECT PORTFOLIO SERVICING, INC. (SPS)
FLORES, JUAN ZENDEJAS AND ELVA MENDOZA
701 BEAUMONT STREET, ANAHUAC, TX 77514

CONVENTIONAL
Firm File Number: 16-024606

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 19, 2004, JUAN ZENDEJAS FLORES, SINGLE, AND ELVA MENDOZA, SINGLE, as Grantor(s), executed a Deed of Trust conveying to ROBERT K. FOWLER, as Trustee, the Real Estate hereinafter described, to FIRST FRANKLIN FINANCIAL CORP., SUBSIDIARY OF NATIONAL CITY BANK OF INDIANA 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 6790-S, rerecorded on September 10, 2004, as Instrument 7450-S, Chambers 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, June 2, 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:

SITUATED IN CHAMBERS COUNTY, TEXAS, AND BEING LOT NINE (9), BLOCK TWO (2) OF THE W.D. WILCOX ADDITION NO. (2), TO THE TOWN OF ANAHUAC, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "A"; PAGE 5 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

Property Address: 701 BEAUMONT STREET
ANAHUAC, TX 77514
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: PNC BANK, NATIONAL ASSOCIATION
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

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, Keata Smith, 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.



FILED FOR RECORD IN:
Chambers County
On: 4/2/2020 9:15:06 AM
Doc Number: 2020-2968
Number of Pages: 1
Amount: 10.00
Order#: 20200402000004
By: KH



Heather H. Hawthorne, County Clerk

Recorded: *Kris Hampton*