



\*UG-165-2018-2833\*

6006 CEDAR POINT ROAD  
BEACH CITY, TX 77523

00000007459423

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. **Date, Time, and Place of Sale.**

Date: March 05, 2019

Time: The sale will begin at 10:00AM or not later than three hours after that time

Place: THE EASTERN STEPS, SECOND LEVEL (MIDDLE FLOOR) OF THE CHAMBERS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 26, 2016 and recorded in Document VOLUME 1635, PAGE 80 in the property records of CHAMBERS County, Texas, with MICHAEL D. GREGORY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL D. GREGORY securing the payment of the indebtednesses in the original principal amount of \$133,564.00, and obligations therein, described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** 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 and enforce the lien securing the Property referenced above. QUICKEN LOANS INC. is Mortgage servicer as representative of the current mortgagee, whose address is:

c/o QUICKEN LOANS INC.  
635 WOODWARD AVE.  
DETROIT, MI 48226

*[Handwritten signature]*

TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, AMY BOWMAN, RIDGER PLET, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCCI FULLER, MARIELE MAKROQUIN, KRISTOPHER HIGGINS, CATRIANA WARD, JULIAN PERRINE, KRISTIE ALVAREZ, GILBERT ARSIAGA, MARGIE ALLEN, KYLE BARUCHAY, RYSHAI ARSIAGA, OR CAROLYN CICCIO

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGLISH, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

My name is GILBERT ARSIAGA and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 12/28/18 I signed the other copies of CHAMBERS County's notice of sale to be posted at the Chambers County courthouse in my name or role.

*[Handwritten signature]*  
Declarant's Name: GILBERT ARSIAGA  
Date: 12/28/18



**EXHIBIT "A"**

BEING 1.00 ACRE OF LAND, MORE OR LESS, SITUATED IN THE JOHN PEASE TRACT, ABSTRACT NO. 15, CHAMBERS COUNTY, TEXAS, BEING ALL OF A CALLED 0.705 OF AN ACRE TRACT CONVEYED TO ROLAND M. CARROLL RECORDED BY DEED IN VOLUME 281, PAGE 482 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, ALL OF A CALLED 0.261 OF AN ACRE TRACT CONVEYED TO ROLAND M. CARROLL RECORDED BY DEED IN VOLUME 281, PAGE 479 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS TOGETHER WITH A PORTION OF A CALLED 3.075 ACRE TRACT CONVEYED TO ROLAND M. CARROLL RECORDED BY DEED IN VOLUME 281, PAGE 485 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, SAID 1.00 ACRE OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE SOUTHWESTERLY LINE OF SAID 3.075 ACRES WAS USED FOR THE BEARING-BASIS DIRECTIONAL CONTROL LINE.

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT A CONCRETE MONUMENT FOUND ON THE EAST RIGHT-OF-WAY LINE OF CEDAR POINT ROAD, BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID 3.075 ACRES, THE NORTHERLY CORNER OF A TRACT OF LAND CONVEYED TO MANUEL PEASE RECORDED BY DEED IN VOLUME 144, PAGE 460 OF THE DEED RECORDS OF SAID COUNTY AND FOR THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 12 DEGREES 02 MINUTES 49 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY OF SAID CEDAR POINT ROAD AND THE WEST LINE OF SAID 3.075 ACRES, AT A DISTANCE OF 308.4 FEET PASS A 1/2 INCH IRON ROD AT A CONCRETE MONUMENT FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID 3.075 ACRES, ALSO THE SOUTHWEST CORNER OF SAID 0.261 OF AN ACRE, CONTINUING ALONG THE EAST RIGHT-OF-WAY OF SAID ROAD AND THE WEST LINE OF SAID 0.261 OF AN ACRE, AT A DISTANCE OF 81.1 FEET PASS A 1/2 INCH IRON ROD AT A CONCRETE MONUMENT, BEING THE NORTHWEST CORNER OF SAID 0.261 OF AN ACRE AND THE SOUTHWEST CORNER OF SAID 0.203 OF AN ACRE, AND CONTINUING ALONG THE EAST RIGHT-OF-WAY OF SAID ROAD AND THE WEST LINE OF SAID 0.203 OF AN ACRE, IN ALL A TOTAL DISTANCE OF 146.8 FEET TO A 1/2 INCH CAPPED IRON ROD MARKED HENCKE & ASSOCIATES SET, BEING THE NORTHWEST CORNER OF SAID 0.203 OF AN ACRE, THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JESS E. BARR AND CLARA D. BARR RECORDED BY DEED IN VOLUME 156, PAGE 295 OF THE DEED RECORDS OF SAID COUNTY AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 73 DEGREES 06 MINUTES 08 SECONDS EAST, ALONG THE NORTH LINE OF SAID 0.203 OF AN ACRE AND AN INTERIOR LINE OF SAID BARR TRACT, A DISTANCE OF 183.07 FEET TO A 1/2 INCH IRON ROD FOUND BEING THE NORTHEAST CORNER OF SAID 0.203 OF AN ACRE, AN INTERIOR CORNER OF SAID BARR TRACT AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 16 DEGREES 17 MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF SAID 0.203 OF AN ACRE, AND CONTINUING ALONG THE EAST LINE OF SAID 0.261 OF AN ACRE, ALSO AN INTERIOR LINE OF SAID BARR TRACT, A DISTANCE OF 101.57 FEET TO A 1/2 INCH CAPPED IRON ROD MARKED HENCKE & ASSOCIATES SET IN THE NORTH LINE OF SAID 3.075 ACRES, BEING THE SOUTHWEST CORNER OF SAID 0.261 OF AN ACRE, THE SOUTHERLY SOUTHWEST CORNER OF SAID BARR TRACT AND FOR THE MOST NORTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 73 DEGREES 06 MINUTES 08 SECONDS WEST, ALONG THE NORTH LINE OF SAID 3.075 ACRES AND THE SOUTH LINE OF SAID 0.261 OF AN ACRE, A DISTANCE OF 47.61 FEET TO A 1/2 INCH CAPPED IRON ROD MARKED HENCKE & ASSOCIATES SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 12 DEGREES 07 MINUTES 25 SECONDS WEST OVER AND ACROSS SAID 3.075 ACRES, A DISTANCE OF 228.48 FEET TO A 1/2 INCH CAPPED IRON ROD MARKED HENCKE & ASSOCIATES SET IN THE SOUTHWESTERLY LINE OF SAID 3.075 ACRES, THE NORTHEASTERLY LINE OF SAID PEASE TRACT AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 46 DEGREES 51 MINUTES 30 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID 3.075 ACRES AND THE NORTHEASTERLY LINE OF SAID PEASE TRACT, A DISTANCE OF 199.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND, MORE OR LESS.

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By: KH**



**Heather H. Hawthorne, County Clerk**

Recorded: *Kris Hamflin*

