

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 18, 2014 and recorded under Vol. 1500, Page 739, or Clerk's File No. 2014009839, in the real property records of LIBERTY County Texas, with James H. Morrison Jr. and Valerie L. Morrison, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for Paramount Residential Mortgage Group, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by James H. Morrison Jr. and Valerie L. Morrison, husband and wife securing payment of the indebtedness in the original principal amount of \$142,373.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by James H. Morrison Jr. and Valerie L. Morrison. Paramount Residential Mortgage Group, Inc. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: Attn: BK Department, 425 Phillips Blvd, Ewing, NJ 08618.

Legal Description:

A TRACT OR PARCEL CONTAINING 1.7221 ACRES (75,014 SQUARE FEET) OF LAND IN THE VICTOR BLANCHET SURVEY ABSTRACT NO. 142 IN LIBERTY COUNTY, TEXAS, AND ABSTRACT NO. 493 IN CHAMBERS COUNTY, BEING OUT OF AND A PART OF THE ALBERT SOLIS ESTATE 72.449 ACRE TRACT OF LAND BEING ALL OF A 1.1863 ACRE TRACT DESCRIBED IN VOLUME 353, PAGE 458 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND ALL OF A CALLED 0.53 ACRE TRACT DESCRIBED IN VOLUME 1335, PAGE 704 OF THE LIBERTY COUNTY DEED RECORDS, SAID 1.7221 ACRES AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 11/05/2019

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: LIBERTY County Courthouse, Texas at the following location: On the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.



The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. **Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**

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.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, Evan Press, Amy Bowman, Reid Ruple, Kathleen Adkins, Kristie Alvarez, Julian Perrine, Doug Woodard, Kim Hinshaw, Renee Thomas, Cindy Dennen, Dana Dennen, Kinney Lester, Wes Wheat, Thomas Delaney, Danya Gladney or Aaron Demuth as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on this the 8th day of October, 2019.

/s/ Nicole M. Bartee SBOT No. 24007674, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:

Tommy Jackson

Printed Name:

Tommy Jackson

C&M No. 44-19-2365

EXHIBIT 'A'

A TRACT OR PARCEL CONTAINING 1.7221 ACRES (75,014 SQUARE FEET) OF LAND IN THE VICTOR BLANCHET SURVEY ABSTRACT NO. 142 IN LIBERTY COUNTY, TEXAS, AND ABSTRACT NO. 493 IN CHAMBERS COUNTY, BEING OUT OF AND A PART OF THE ALBERT SOLIS ESTATE 72.449 ACRE TRACT OF LAND BEING ALL OF A 1.1863 ACRE TRACT DESCRIBED IN VOLUME 353, PAGE 458 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND ALL OF A CALLED 0.53 ACRE TRACT DESCRIBED IN VOLUME 1335, PAGE 704 OF THE LIBERTY COUNTY DEED RECORDS, SAID 1.7221 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE COMMON LINE OF CHAMBERS COUNTY AND LIBERTY COUNTY BEING SOUTH 87 DEGREES 19 MINUTES 46 SECONDS EAST, AS SHOWN ON BOTH DEEDS:

BEGINNING AT A 3/4 INCH IRON PIPE FOUND IN THE EAST LINE OF SAID 72.449 ACRE TRACT OF LAND, BEING THE WEST LINE OF A 111.58 ACRE TRACT OF LAND CONVEYED FROM ALBERT SOLIS TO THE UNITED STATES OF AMERICA, ON AUGUST 4, 1970, AND RECORDED IN VOLUME 666, PAGE 56 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, BEING THE SOUTHEAST CORNER OF SAID CALLED 1.1863 ACRE TRACT;

THENCE NORTH 68 DEGREES 10 MINUTES 33 SECONDS WEST, WITH THE SOUTH LINE OF THIS TRACT AND THE NORTH LINE OF A 30 FOOT ROAD EASEMENT, A DISTANCE OF 279.23 FEET TO A 1/2 INCH GALVANIZED IRON PIPE FOUND IN THE EAST LINE HILLSIDE DRIVE FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 25 DEGREES 21 MINUTES 41 SECONDS EAST, WITH THE WEST LINE OF THIS TRACT AND THE EAST LINE OF SAID HILLSIDE DRIVE A DISTANCE OF 150.75 FEET TO A 5/8 INCH IRON ROD FOUND IN THE COUNTY LINE BETWEEN CHAMBERS AND LIBERTY COUNTY FOR THE NORTHWEST CORNER OF SAID CALLED 1.1863 ACRE TRACT;

THENCE NORTH 88 DEGREES 13 MINUTES 18 SECONDS WEST, ALONG THE COMMON LINE OF LIBERTY AND CHAMBERS COUNTY, PASS AT 19.22 FEET A CONCRETE COUNTY LINE MONUMENT, IN ALL A DISTANCE OF 27.24 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 0.53 ACRE TRACT;

THENCE NORTH 04 DEGREES 52 MINUTES 19 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 0.53 ACRE TRACT AND THE EAST LINE OF HILLSIDE DRIVE, A DISTANCE OF 80.59 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A 0.53 ACRE TRACT OF LAND CONVEYED FROM ALBERT E. SOLIS TO JOE MATTHEWS AND WIFE, ANNA LEE MATTHEWS ON MARCH 18, 1983, AND RECORDED IN VOLUME 974, PAGE 230 OF THE DEED RECORDS, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 24 MINUTES 03 SECONDS EAST, ALONG THE SOUTH LINE OF THE AFOREMENTIONED MATTHEWS 0.53 ACRE TRACT, A DISTANCE OF 259.67 FEET TO A 5/8 INCH IRON ROD FOUND IN THE WEST LINE OF SAID 111.58 ACRE US GOVERNMENT TRACT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

Great American Title Company

**THENCE SOUTH 09 DEGREES 55 MINUTES 24 SECONDS EAST, ALONG THE WEST LINE OF THE AFOREMENTIONED 111.58 ACRE US GOVERNMENT TRACT, PASS AT 91.95 FEET THE COMMON LINE OF SAID LIBERTY AND CHAMBERS COUNTIES, IN ALL A DISTANCE OF 122.54 FEET
TO A 5/8 INCH IRON ROD FOUND WITH A BRASS US GOVERNMENT RIGHT OF WAY DISK FOR ANGLE POINT;**

THENCE SOUTH 18 DEGREES 23 MINUTES 16 SECONDS WEST, WITH THE EAST LINE OF THIS TRACT, THE EAST LINE OF SAID 72.449 ACRE TRACT OF LAND AND THE WEST LINE OF SAID 111.58 ACRE TRACT, A DISTANCE OF 208.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.7221 ACRES OF LAND, MORE OR LESS.

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By: JG



Heather H. Hawthorne, County Clerk

Recorded: Terrie Gore