



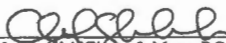
UG-165-2019-2893

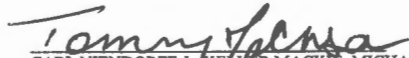
NOTICE OF FORECLOSURE SALE

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. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/13/2008 and recorded in Book 1065 Page 733 Document 200838213 real property records of Chambers County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
 Date: 11/05/2019
 Time: 12:00 PM
 Place: Chambers County, Texas, at the following location: ON THE EASTERN-MOST STEPS OF THE SECOND LEVEL (MIDDLE FLOOR) OF CHAMBERS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. 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.
- 5. **Obligations Secured.** The Deed of Trust executed by JAMES L. MCLEAN, provides that it secures the payment of the indebtedness in the original principal amount of \$280,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Seattle Bank is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Seattle Bank c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint CARL NIENDORFF, L. KELLER MACKIE, MICHAEL ZIENTZ, RAFAEL REBONG, ESTER GONZALES, JAIME MARTINEZ, MICHAEL D. VESTAL OR WES WEBB, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


 Mackie Wolf Zientz & Mann, P.C.
 Brandon Wolf, Attorney at Law
 L. Keller Mackie, Attorney at Law
 Lori Liane Long, Attorney at Law
 ✓ Chelsea Schneider, Attorney at Law
 Ester Gonzales, Attorney at Law
 Parkway Office Center, Suite 900
 14160 North Dallas Parkway
 Dallas, TX 75254


 CARL NIENDORFF, L. KELLER MACKIE, MICHAEL ZIENTZ,
 RAFAEL REBONG, ESTER GONZALES, JAIME MARTINEZ,
 MICHAEL D. VESTAL OR WES WEBB
 c/o AVT Title Services, LLC
 5177 Richmond Avenue Suite 1230
 Houston, TX 77056

Certificate of Posting
 I am Tommy Jackson whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 8-29-19 I filed this Notice of Foreclosure Sale at the office of the Chambers County Clerk and caused it to be posted at the location directed by the Chambers County Commissioners Court.



EXHIBIT A

A TRACT OF LAND SITUATED IN THE SOLOMON BARROW SURVEY, ABSTRACT NO. 3, CHAMBERS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF TRACT NO. 5 OF THE CHARES A. LAWRENCE ESTATE PARTITION WHICH WAS CALLED 70.513 ACRES AND FOUND TO CONTAIN 70.513 ACRES OF LAND, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT IN THE EAST LINE OF SAID 70.512 ACRE TRACT AND IN THE WEST EIGHT OF WAY LINE OF F. M. HIGHWAY NO. 2354 AND FROM THIS POINT A 2" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID 70.512 ACRE TRACT OF LAND BEARS SOUTH 21 DEG. 31 MIN. 32 SEC. EAST 113.18 FEET;

THENCE SOUTH 87 DEG. 58 MIN. 30 SEC. WEST WITH THE SOUTH LINE OF THIS TRACT A DISTANCE OF 388.66 FEET TO AN IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 01 DEG. 24 MIN. 44 SEC. WEST WITH THE WEST LINE OF THIS TRACT A DISTANCE OF 119.28 FEET TO AN IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT IN THE SOUTH RIGHT OF WAY LINE OF A 70 FOOT PRIVATE ROAD;

THENCE NORTH 68 DEG. 30 MIN. 28 SEC. EAST WITH THE NORTH LINE OF THIS TRACT AND THE SOUTH RIGHT OF WAY LINE OF SAID PRIVATE ROAD A DISTANCE OF 325.41 FEET TO AN IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT IN THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY;

THENCE SOUTH 21 DEG. 31 MIN. 32 SEC. EAST WITH THE EAST LINE OF THIS TRACT, THE EAST LINE OF SAID 70.512 ACRE TRACT AND SAID HIGHWAY RIGHT OF WAY LINE A DISTANCE OF 241.38 FEET TO THE PLACE OF BEGINNING, AND CONTAINING WITHIN SAID BOUNDARIES 1.433 ACRES OF LAND, MORE OR LESS.

FILED FOR RECORD IN:
Chambers County
On: 8/29/2019 11:37:12 AM
Doc Number: 2019-2893
Number of Pages: 2
Amount: 10.00
Order#: 20190829000025
By: KH



Heather H. Hawthorne, County Clerk

Recorded:

Kris Hampton