

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

You, Gertrude Hall and Henry Hall are hereby notified that on Tuesday, September 3, 2019, between the hours of 10:00 a.m. and 1:00 p.m., at the Chambers County Courthouse, located at 404 Washington Avenue, in the City of Anahuac, County of Chambers, State of Texas 77514 or wherever else designated by the Commissioner's Court to conduct foreclosure sales, the undersigned will sell at public auction to the highest bidder for cash the following real property:

BEING LOTS ELEVEN (11) AND TWELVE (12) OF BLOCK SIX (6) OUT OF THE ORIGINAL TOWNSITE OF ANAHUAC, OUT OF THE GEORGE WILLCOX SURVEY ABSTRACT 316, CHAMBERS COUNTY, TEXAS to which reference is hereby made for any and all purposes together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 1996 FLEETWOOD Manufactured Home; Model: 4443; Serial No. TXFLT84A/B52298GH11; Label/Seal No. RAD0931681/2 which manufactured home has been placed on and affixed to the real property.

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 505 North Kansas Avenue, Anahuac, Texas 77514.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated June 9, 1999, in the original principal sum of \$49,776.00, executed by you as Makers to Oakwood Acceptance Corporation, as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated June 9, 1999. The Deed of Trust was executed by both of you as Grantors to Jim Vancini as Trustee for the benefit of Oakwood Acceptance Corporation and was recorded in the real property records of Chambers County, Texas. The Deed of Trust was thereafter assigned to THE BANK OF NEW YORK MELLON f/k/a The Bank of New York who is the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments to THE BANK OF NEW YORK MELLON f/k/a The Bank of New York as agreed.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff as of July 28, 2019 is \$27,217.14. Said balance continues to accrue interest per day after that date at \$6.54 per diem. The debt has been accelerated because you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated July 9, 2019. As successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.



Questions concerning this matter may be made to the undersigned at 713-521-0800 or by mail at 1021 Main Street, Suite 1150, Houston, Texas 77002.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

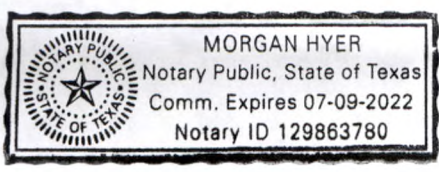
Dated this 11th day of July, 2019.

By: [Signature]
Monica Schulz Orlando, Trustee
or Michael Gary Orlando, Trustee
or Rhonda Bennetsen, Trustee

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO BEFORE ME on this 11th day of July, 2019 by
Monica Schulz Orlando.

[Signature]
NOTARY PUBLIC In and For
The State of Texas



Printed Name: Morgan Hyer
My Commission Expires: 7/9/22

FILED FOR RECORD IN:
Chambers County
On: 8/2/2019 11:34:56 AM
Doc Number: 2019-2885
Number of Pages: 2
Amount: 10.00
Order#: 20190802000022
By: JG



Heather H. Hawthorne, County Clerk

2
Recorded: [Signature]