

Notice of Substitute Trustee Sale

T.S. #: 22-8263

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: **4/4/2023**
Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter.
The sale will be completed by no later than **1:00 PM**
Place: **Chambers County Courthouse in Anahuac, Texas, at the following location:
Chambers County Courthouse, 404 Washington Avenue, Anahuac, TX 77514 OR
IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT
TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

LOT FIFTY-THREE (53), IN BLOCK FOUR (4), OF THE FINAL PLAT FOR LEGENDS BAY, SECTION 6, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CHAMBERS COUNTY CLERK'S FILE NO. 117165 OF THE OFFICIAL RECORDS OF CHAMBERS COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 4/26/2017 and is recorded in the office of the County Clerk of Chambers County, Texas, under County Clerk's File No 00121555, recorded on 4/28/2017, in Book 1733, Page 694, The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2020-155896 and recorded on 07/17/2020. of the Real Property Records of Chambers County, Texas.

Property Address: 4743 BAY VISTA DR BAYTOWN Texas 77523

Trustor(s):	NATHANIEL BROWN	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR EUSTIS MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
-------------	------------------------	-----------------------	--

Current Beneficiary:	THE MONEY SOURCE INC.	Loan Servicer:	THE MONEY SOURCE INC
----------------------	------------------------------	----------------	-----------------------------

Current Substituted Trustees:	Auction.com, Tommy Jackson, Tiffany Beggs, Carolyn Ciccio, Keata Smith, Stephanie Hernandez, Rick Snoke, Prestige Default Services, LLC
-------------------------------	--

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.



T.S. #: 22-8263

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by NATHANIEL BROWN AND KEREN BROWN, HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$253,699.00, executed by NATHANIEL BROWN AND KEREN BROWN, HUSBAND AND WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR EUSTIS MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of NATHANIEL BROWN AND KEREN BROWN, HUSBAND AND WIFE to NATHANIEL BROWN. THE MONEY SOURCE INC. is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

THE MONEY SOURCE INC.
c/o THE MONEY SOURCE INC
135 Maxess Road
Melville, NY 11747

855-611-0550

Dated: 2-14-22

Auction.com, Tommy Jackson, Tiffany Beggs, Carolyn Ciccio, Keata Smith,
Stephanie Hernandez, Rick Snoke, Prestige Default Services, LLC,


Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

T.S. #: 22-8263

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Attn: Trustee Department

FILED FOR RECORD IN:
Chambers County
On: 2/14/2023 1:25:22 PM
Doc Number: 2023-3172
Number of Pages: 3
Amount: 10.00
Order#: 20230214000027
By: TW



Heather H. Hawthorne, County Clerk

Recorded: Walker