

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.

Notice of Foreclosure Sale

1. *Property to Be Sold.* The property to be sold is described as follows:

See Exhibit "A" attached hereto and made a part hereof for all intents and purposes.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded in File number 2019-147026 of the 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: April 4, 2023

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: 404 Washington Ave, Anahuac TX 77514; Inside the Courthouse on the Eastern-Most steps of the Second Level (Middle Floor); or the location designated by the County Commissioners' Court or as designated by the county commissioners.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing may be after the date originally scheduled for this sale.

4. *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.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. 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.

5. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$200,000.00, executed by Michael Dominic Cerrone, and payable to the order of Anahuac National Bank; and (b) all renewals and extensions of the note. Anahuac National Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

6. Questions concerning the sale may be directed to the undersigned or to the beneficiary, Anahuac National Bank c/o Reid, Strickland & Gillette, PO Box 809, Baytown, TX 77522.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: March 13, 2023

REID, STRICKLAND & GILLETTE, L.L.P.
Post Office Box 809 Baytown, Texas 77522-0809
Telephone: 281.422.8166
Facsimile: 281.428.2962
Email: bbenoit@rsg-llp.com

By: 
Brandon E. Benoit SBN: 24050278

Being the same two (2) acre tract conveyed to MAURICE JOSEPH LATIOLAIS and his wife WYLMA NELL LATIOLAIS by JOE F. SANDLIN by deed dated October 13, 1972 and recorded on or in Volume 338 at Page 315 of Deeds of Record of Chambers County, Texas. Said two (2) acres being more particularly described in Meets and Bounds as follows:

Situated in Chambers County Texas, and being all that certain tract or parcel of land situated in Chambers County, Texas, and being out of and part of the L. D Stamps Survey, Abstract No. 236, and being more particularly described as follows, to-wit:

Being part of Lot No. five (5) of the Joe B Farris Subdivision of said Survey according to the map or plat thereof recorded in Volume 2 page 12 of Plat Records of Chambers County, Texas, and the land being herein described, being out of such lot, and bounded as follows:

BEGINNING at a 1-1/2 inch iron pipe found from Southwest corner of this 3 acre tract, in the South line of the L. D. Stamps, the most Southern North line of the Newell Morse Survey and in the East right of way line of F. M. Highway No. 563 for the common Southwest corner of the Marcel Paul 2.0 acres tract of land, the South west corner of Lot 5 of the Joe B. Farris Subdivision, the most Southern Northwest corner of the Henry Jenny Heirs Residue Tract of land, which has a Lambert Grid Coordinate Value of X=3,376,535.33 feet and Y=743,597.30 feet, said 1-1/2 inch iron pipe is 3.0 feet East of an existing fence and 78.8 feet South of the corner post at a fence corner and from the aforesaid 1-1/2 inch iron pipe a 14" oak tree marked X (X with a line over and under it) bears North 9°44' West 28.4 feet, and old Axle the present recognized Southwest corner of Henry Jenny Heirs residue tract of land, bears South 01°12'30" West 310.39 feet and the U. S. Coast and Geodetic Triangulation Station "PINE" bears North 14°30'45" West 725.75 feet;

Thence, North 88°10'28" Est (True Bearing) and with the South line of the L. D. Stamps Survey, the most Southern North line of the Newell Morse Survey and with an old hacked Survey line, situated South of the existing crooked fence which runs in an Easterly direction, at 178 feet passed 4.1 ft. South of A 14" Black Gum Tree marked /// at 275 ft. passed 77.4 feet South of the first angle in the existing fence, at 374.6 feet a 16" gum tree on line and marked with a blaze on the East and West side with /// on the North side, at 487 ft passed 5.0 ft. South of a 16" oak tree marked ///, at 555 ft. crossed the West right of way of the new Gulf States Utilities company 100 ft. right of way at 655.56 ft. crossed the East line of said right of way, at 853 ft. crossed the aforesaid fence, and continuing with the South line of the Stamps Survey and marked line which lies South of the aforesaid fence, a total distance of 871.6 feet to a 3/4" iron pipe in line for the Southeast corner of this tract, being a common corner between that Paul tract, and the M. J. Latiolais 16.27 acre tract of land from which corner a 1" iron shaft found at a fence corner for the Southeast corner of the L. D. Stamps Survey, the most inward Northwest corner of the Newell Morse Survey, also being a common corner between the Latiolais tract and the Henry Jenny Heir's residue tract of land, bears North 88°10'28" East (True Bearing) 1,397.93 feet, from which common corner of the Stamps Survey and the Norse Survey, a 12" oak tree marked L (L with a line under it) bears North 46°52' East 4.1 feet; the old 30" Oak Tree marked A.M. that was destroyed by fire during the month of February, 1960, out of which old 30" oak tree, a 12" oak that is now the witness tree is a sprout from the old tree, and the aforesaid 1" iron shaft corner has a Lambert Grid Coordinate Value of X=3,378,775.51 feet and Y=743,752.12 feet, and from the recognized Southeast corner of the Stamps Survey, the call distance to the South line of the J. H. Blume Survey is South 2933.34 ft but found to be 2977.88 ft. by a Survey mad by D. B. Limerick, Registered Public Surveyor, Anahuac, Texas, on March 15 and 16, 1960;

THENCE, Northerly in a course parallel with the West line of said Lot No. 5 of the Joe B. Farris Subdivision of said Survey, 100 ft. to point for the Northeast corner of the tract herein described; and

THENCE, Westerly in a course parallel with the South line of this tract to the East right-of-way line of the North Bayshore road, which is also the West line of said Lot No. 5, for the northwest corner of the tract of land herein described; and

Thence Southerly along the West line of said Lot No. 5, 100 feet to the PLACE OF BEGINNING and containing two (2) acres of land.

EXHIBIT "A"

FILED FOR RECORD IN:
Chambers County
On: 3/14/2023 2:12:45 PM
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Heather H. Hawthorne, County Clerk

Recorded: Walker