

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

CHAMBERS County

Deed of Trust Dated: July 13, 2018

Amount: \$189,525.00

Grantor(s): PAUL DOUGLASS O'REILLY

Original Mortgagee: EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, A TEXAS CORPORATION

Current Mortgagee: SPECIALIZED LOAN SERVICING LLC

Mortgagee Address: SPECIALIZED LOAN SERVICING LLC, 6200 S. QUEBEC STREET, SUITE 300, GREENWOOD VILLAGE, CO 80111

Recording Information: Document No. 2018-133911

Legal Description: SEE EXHIBIT A

WHEREAS PAUL DOUGLASS O'REILLY is deceased.

Date of Sale: May 2, 2023 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the CHAMBERS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

KATHLEEN ADKINS, OR TOMMY JACKSON, KEATA SMITH, RON HARMON, TIFFANY BEGGS, AMY BOWMAN, REID RUPLE, EVAN PRESS, CARY CORENBLUM, JOSHUA SANDERS, KRISTOPHER HOLUB, JULIAN PERRINE, AMY OIAN, MATTHEW HANSEN, JAMI HUTTON, ALEENA LITTON, ALEXIS BANKS, DANA DENNEN, CINDY DENNEN, STEPHANIE HERNANDEZ, TRACI YEAMAN OR CAROLYN CICCIO have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. 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.

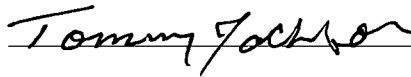
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2020-001211



Printed Name: Tommy Jackson
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

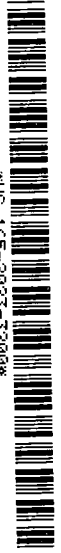


Exhibit A

A TRACT OR PARCEL CONTAINING 3.0122 ACRES (131,213 SQUARE FEET) OF LAND SITUATED IN THE R. E. BOOTH LEAGUE, ABSTRACT NO. 34, CHAMBERS COUNTY, TEXAS, BEING THAT SAME CALLED 3.0 ACRE TRACT CONVEYED FROM JIMMALOU C. JACKSON, A FEME SOLE, MARY JEAN ABSHIER, JOINED HEREIN PRO FORMA BY HER HUSBAND, FRED W. ABSHIER, ALL OF CHAMBERS COUNTY AND JAMES B. JACKSON JR., AND WIFE SARA JACKSON OF HARRIS COUNTY, TO RUSSEL W. CLAPPER AND RECORDED IN VOLUME 245, PAGE 465, OF THE DEED RECORDS CHAMBERS COUNTY, SAID 3.1022 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

BEGINNING 1 1/4 INCH GALVANIZED IRON PIPE FOUND IN THE NORTHWESTERLY RIGHT OF WAY LINE OF FARM TO MARKET ROAD 1985 (100 FOOT RIGHT OF WAY) IN A SOUTHERLY INTERIOR LINE OF THE JAMES B. JACKSON III., AND DAVID L. JACKSON 353.615 ACRE TRACT CALLED TRACT I IN PARTITION DEED RECORDED IN VOLUME 1655 PAGE 293 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, BEING THE SOUTH CORNER OF SAID CALLED 3.0 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 46 DEGREES 12 MINUTES 50 SECONDS WEST, ALONG AN INTERIOR LINE OF SAID JAMES B. JACKSON III., AND DAVID L. JACKSON 353.615 ACRE TRACT CALLED TRACT I, A DISTANCE OF 418.15 FEET A 1 1/4 INCH BENT IRON PIPE FOUND FOR AN INTERIOR CORNER OF SAID JAMES B. JACKSON III., AND DAVID L. JACKSON 353.615 ACRE TRACT CALLED TRACT I, BEING THE WEST CORNER OF SAID CALLED 3.0 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 44 DEGREES 00 MINUTES 42 SECONDS EAST, ALONG A SOUTHERLY INTERIOR LINE OF SAID JAMES B. JACKSON III., AND DAVID L. JACKSON 353.615 ACRE TRACT CALLED TRACT I, A DISTANCE OF 314.41 FEET TO A 1 1/4 INCH GALVANIZED IRON PIPE FOUND FOR AN INTERIOR CORNER OF SAID JAMES B. JACKSON III., AND DAVID L. JACKSON 353.615 ACRE TRACT CALLED TRACT I, BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 46 DEGREES 00 MINUTES 34 SECONDS EAST, ALONG AN INTERIOR LINE OF SAID JAMES B. JACKSON III., AND DAVID L. JACKSON 353.615 ACRE TRACT CALLED TRACT I, PASS AT 417.84 FEET A 1 1/4 INCH GALVANIZED IRON PIPE FOUND FOR REFERENCE, IN ALL A TOTAL DISTANCE OF 422.58 FEET TO A POINT IN THE CURVE OF THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID FARM TO MARKET ROAD 1985, FOR THE EAST CORNER OF SAID CALLED 3.0 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 47 DEGREES 44 MINUTES 26 SECONDS WEST, ALONG THE NORTHWESTERLY RIGHT OF WAY OF SAID FARM TO MARKET ROAD 1985 AND CURVE, A DISTANCE OF 79.90 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE END OF SAID CURVE;

THENCE SOUTH 43 MINUTES 49 MINUTES 24 SECONDS WEST, CONTINUING ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID FARM TO MARKET ROAD 1985, A DISTANCE OF 233.18 FEET TO POINT OF BEGINNING AND CONTAINING 3.0122 ACRES OF LAND, MORE OR LESS.

FILED FOR RECORD IN:
Chambers County
On: 7/18/2018 2:56:59 PM
Doc Number: 2018 - 133911
Number of Pages: 15
Amount: \$2.00
Order#: 20180716000046
By: LB



Heather H. Haythorne, County Clerk

Recorded: *Leslie Bone*

FILED FOR RECORD IN:
Chambers County
On: 3/30/2023 11:23:27 AM
Doc Number: 2023 - 3200
Number of Pages: 2
Amount: 10.00
Order#: 20230330000014
By: TW



Heather H. Hawthorne, County Clerk

Recorded: Walker