

22-090631

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> September 13, 2019	<b>Original Mortgagor/Grantor:</b> TYLER RAY CHAPMAN
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NATIONS LENDING CORPORATION., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> NATIONS LENDING CORPORATION
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2019-146107	<b>Property County:</b> CHAMBERS
<b>Mortgage Servicer:</b> LoanCare,LLC	<b>Mortgage Servicer's Address:</b> 3637 Sentara Way, Virginia Beach, Virginia 23452

\* 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.

**Secures:**Note in the original principal amount of \$162,011.00, executed by TYLER RAY CHAPMAN and payable to the order of Lender.

**Property Address/Mailing Address:** 536 W LEBLANC ST, WINNIE, TX 77665

**Legal Description of Property to be Sold:** BEING THAT CERTAIN 0.393 ACRE GROSS TRACT, MORE OR LESS, SITUATED IN LOTS 14 AND 15, BLOCK 36, OUT OF THE WINNIE SUBURBS SUBDIVISION, A SUBDIVISION OF THE JAMES HOGGATT LEAGUE, ABSTRACT NO. 14, AS RECORDED IN VOLUME "B", PAGE 21 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVEMENTIONED BLOCK 36, MARKED BY RAILROAD SPIKE IN THE CENTERLINE INTERSECTION OF LEBLANC ROAD WITH 9TH STREET (BOTH BASED ON A WIDTH OF 60 FEET);

THENCE EAST WITH THE SOUTH LINE OF SAID BLOCK 36 AND CENTERLINE OF SAID LEBLANC ROAD, A DISTANCE OF 315.00 FEET TO THE POINT OF BEGINNING, MARKED BY RAILROAD SPIKE SITUATED AT THE SOUTHWEST CORNER OF TRACT HEREIN DESCRIBED;

THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID BLOCK 36, AT 30.00 FEET PASS THE NORTH RIGHT OF WAY LINE OF SAID LEBLANC ROAD, AT 170.00 FEET PASS THE SOUTH LINE OF 20 FEET WIDE EASEMENT AND CONTINUING IN ALL A TOTAL DISTANCE OF 180.00 FEET FOR CORNER SITUATED AT THE NORTHWEST CORNER OF TRACT HEREIN DESCRIBED MARKED BY 3/4 INCH IRON PIPE;

THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID BLOCK 36 AND WITH THE



CENTERLINE OF A 20 FEET WIDE EASEMENT, AT 90.00 FEET PASS THE EAST LINE OF SAID LOT 14 AND THE EAST LINE OF SAID LOT 15, AND CONTINUING IN ALL A TOTAL DISTANCE OF 95.00 FEET FOR CORNER MARKED BY 3/4 INCH IRON PIPE SITUATED AT THE NORTHEAST CORNER OF TRACT HEREIN DESCRIBED;

THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID BLOCK 36, AT 10 FEET PASS THE SOUTH LINE OF SAID 20 FEET WIDE EASEMENT, AT 150.00 FEET PASS THE NORTH RIGHT OF WAY LINE OF SAID LEBLANC ROAD, AND CONTINUING IN ALL A TOTAL DISTANCE OF 180.00 FEET FOR CORNER MARKED BY RAILROAD SPIKE AT THE SOUTHEAST CORNER OF TRACT HEREIN DESCRIBED AND CENTERLINE OF SAID LEBLANC ROAD AND ALSO THE SOUTH LINE OF SAID BLOCK 36;

THENCE WEST WITH THE CENTERLINE OF SAID LEBLANC ROAD AND THE SOUTH LINE OF SAID BLOCK 36, A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING, ENCLOSING A TRACT OF LAND CONTAINING 0.393 ACRES GROSS, THERE BEING 0.066 OF AN ACRE IN SAID LEBLANC ROAD, LEAVING 0.327 ACRES NET, MORE OR LESS.

TRACT II:

BEING THAT CERTAIN 0.393 ACRE GROSS TRACT, MORE OR LESS, SITUATED IN LOT 14, BLOCK 36 OUT OF WINNIE SUBURBS SUBDIVISION, A SUBDIVISION OF JAS HOGGATT LEAGUE, ABSTRACT NO. 14, AS RECORDED IN VOLUME "B", PAGE 21 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN DORIS LEBLANC BLOCK 26 TRACT AS RECORDED IN VOLUME 73, PAGE 488 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT SOUTHWEST CORNER OF SAID BLOCK 36, MARKED BY RAILROAD SPIKE FOUND AT CENTERLINE INTERSECTION OF COUNTY ROAD NINTH STREET AND LEBLANC ROAD (BOTH BASED ON 60 FEET WIDTH);

THENCE EAST WITH THE SOUTH LINE OF SAID BLOCK 36 AND CENTERLINE OF SAID LEBLANC ROAD, A DISTANCE OF 220.00 FEET TO CONCRETE NAIL SET FOR POINT OF BEGINNING AND SOUTHWEST CORNER OF TRACT HEREIN DESCRIBED AND SOUTHEAST CORNER OF THAT CERTAIN DORIS LEBLANC 0.909 ACRE HOMESITE TRACT;

THENCE NORTH PARALLEL TO WEST LINE OF SAID BLOCK 36, AT 20.00 FEET PASS SOUTH LINE OF SAID LOT 14, AT 30 FEET SET 1/2 INCH ROD IN NORTH RIGHT OF WAY LINE OF SAID LEBLANC ROAD AND CONTINUING IN ALL A TOTAL DISTANCE OF 180.00 FEET TO 1/2 INCH ROD SET FOR NORTHWEST CORNER OF TRACT HEREIN DESCRIBED AND IN SOUTH LINE OF THAT CERTAIN EVETTE ICAHLA TRACT;

THENCE EAST PARALLEL TO SOUTH LINE OF SAID BLOCK 36 AND WITH SOUTH LINE OF SAID EVETTE ICAHLA TRACT, A DISTANCE OF 95.00 FEET TO 1/2 INCH ROD FOUND FOR NORTHEAST CORNER OF TRACT HEREIN DESCRIBED AND NORTHWEST CORNER OF THAT CERTAIN LEGER TRACT;

THENCE SOUTH WITH WEST LINE OF SAID LEGER TRACT AND PARALLEL TO WEST LINE OF SAID BLOCK 36, AT 150.00 FEET FOUND 1/2 INCH ROD IN NORTH RIGHT OF WAY LINE OF SAID LEBLANC ROAD, AT 160.00 FEET PASS SOUTH LINE OF SAID LOT 14 AND CONTINUING IN ALL A

TOTAL DISTANCE OF 180.00 FEET TO CONCRETE NAIL SET FOR SOUTHEAST CORNER OF TRACT HEREIN DESCRIBED SITUATED IN SOUTH LINE OF SAID BLOCK 36 AND CENTERLINE OF SAID LEBLANC ROAD;

THENCE WEST WITH SOUTH LINE OF SAID BLOCK 36 AND CENTERLINE OF SAID LEBLANC ROAD, A DISTANCE OF 95.00 FEET TO POINT OF BEGINNING ENCLOSING A TRACT OF LAND CONTAINING 0.393 ACRES GROSS, THERE BEING 0.066 ACRES IN SAID LEBLANC ROAD, LEAVING 0.327 ACRES NET, MORE OR LESS.

<b>Date of Sale:</b> May 2, 2023	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** On the eastern-most steps of the second level (middle floor) of the Chambers County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONS LENDING CORPORATION*, the owner and holder of the Note, has requested Reid Ruple, Kathleen Adkins, Evan Press, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 1 Mauchly Irvine, CA 92618 OR Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Alexis Martin, Cassie Martin, Troy Martin, Deborah Martin, Terri Martin, Shelby Martin or Deanna Ray whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

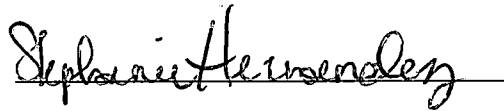
**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONS LENDING CORPORATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Reid Ruple, Kathleen Adkins, Evan Press, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 1 Mauchly Irvine, CA 92618 OR Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Alexis Martin, Cassie Martin, Troy Martin, Deborah Martin, Terri Martin, Shelby Martin or Deanna Ray whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Reid Ruple, Kathleen Adkins, Evan Press, Christian Brooks, Michael Kolak, Crystal

Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 1 Mauchly Irvine, CA 92618 OR Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Alexis Martin, Cassie Martin, Troy Martin, Deborah Martin, Terri Martin, Shelby Martin or Deanna Ray whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Reid Ruple, Kathleen Adkins, Evan Press, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Tommy Jackson, Keata Smith, Stephanie Hernandez or Tommy Jackson, Keata Smith, Stephanie Hernandez or Alexis Martin, Cassie Martin, Troy Martin, Deborah Martin, Terri Martin, Shelby Martin or Deanna Ray, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112

FILED FOR RECORD IN:  
Chambers County  
On: 2/23/2023 10:15:52 AM  
Doc Number: 2023-3178  
Number of Pages: 4  
Amount: 10.00  
Order#: 20230223000017  
By: TW



Heather H. Hawthorne, County Clerk

Recorded: 