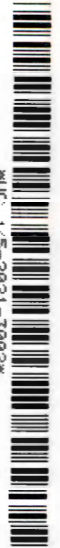



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

1. **DATE:** MARCH 30 2021
2. **OBLIGOR:** ANAHUAC FULL GOSPEL TABERNACLE CHURCH INC
208 Washington St.
Anahuac, Texas 77514
3. **MORTGAGEE:** FAIRPORT ASSET MANAGEMENT REO LLC
c/o Midwest Servicing 2, LLC, 3144 S. Winton Rd
Rochester, N.Y. 14623
4. **MORTGAGOR:** ANAHUAC FULL GOSPEL TABERNACLE CHURCH
INC
208 Washington St.
Anahuac, Texas 77514
5. **SUBSTITUTE TRUSTEE:** WILLIAM C. BOYD,
2101 Louisiana,
Houston, Texas 77002;
Email wboyd@pattersonboyd.com;
Phone: 713 222-0351
6. **OBLIGATION:** Business Lending Confirmation Letter dated July 3, 2006 in
the amount of **\$225,000.00** executed by Mortgagor payable to
Hibernia National Bank and now payable to Mortgagee by
assignment
7. **DEFAULT:** The maturity of the obligation matured on May 15, 2015. The
balance due as of March 31, 2021 is **\$199,369.18**. Interest
continues to accrue after March 31, 2021 at the rate of 6.7% per
annum or the maximum amount permitted by law whichever is
lesser.
8. **LIEN DESCRIPTION:** Deed of Trust Lien recorded in the official real
Property records of Chambers County at volume 780 page 289



9. **PROPERTY DESCRIPTION:** See Exhibit A for metes and bounds
Description aka 208 Washington St Anahuac Texas 77514
10. **DATE OF SALE:** May 4, 2021
11. **TIME OF SALE:** Between the hours of 10:00 o'clock a.m. and
4:00 o'clock p.m. Notwithstanding, the earliest time that the sale
will be conducted will be 12:00 o'clock noon and the latest time
will be 3:00 o'clock p.m.
12. **PLACE OF SALE:** On the eastern-most steps of the second level (middle floor) of
the Chambers County Court House. In the event the "first", Tuesday of a
month falls on a holiday, all sales shall take place on the east courthouse
steps
13. **PURPOSE OF SALE:** Mortgagor has defaulted on the obligation and
Mortgagee has requested that the Substitute Trustee carry out
the terms and conditions of the Deed of Trust.
14. **INQUIRIES:** Substitute Trustee:
William C. Boyd;
email wboyd@pattersonboyd.com
phone (713) 222-0351
15. **CONDITIONS OF SALE:** ALL PROPERTY WILL BE SOLD AS IS
WHERE IS AND SUBJECT TO ALL LIENS AND
ENCUMBRANCES, IF ANY. ALL WARRANTIES ARE
DISCLAIMED.

**WE ARE ATTEMPTING TO COLLECT A DEBT FOR
MORTGAGEES NAMED ABOVE**


WILLIAM C. BOYD, Substitute Trustee



Debtor Anahuac Full Gospel Tabernacle Church, Inc

EXHIBIT "A"

4A Continuation of property description

A lien on the real property located at 208 Washington, Anahuac, TX 77514

BEING ALL OF LOTS ONE (1) AND TWO (2), THE NORTH 34 90 FEET OF LOTS SEVEN (7) AND EIGHT (8), IN BLOCK SEVEN (7) OF THE W D WILCOX ADDITION, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "A", PAGE 23 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS AND A STRIP OF LAND TWENTY FEET (20') WIDE, NORTH AND SOUTH AND ONE HUNDRED TWENTY FEET (120') LONG, EAST AND WEST, LYING BETWEEN LOTS ONE (1) AND TWO (2) AND PART OF LOT THREE (3), ON THE NORTH AND LOTS SEVEN (7) AND EIGHT (8) AND A PART OF LOT SIX (6) ON THE SOUTH BLOCK OF SEVEN (7) OF SAID W D WILCOX ADDITION, AS CONVEYED BY QUIT-CLAIM DEED FROM THE COUNTY JUDGE AND THE MEMBERS OF THE COMMISSIONER'S COURT TO THE ESTATE OF W D WILCOX, DATED JANUARY 8, 1940 AND RECORDED IN VOLUME 86, PAGE 484 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS

Shelby Warner 7-5-06

CONFIDENTIAL, MISSION CAPITAL
Opened by Ashley McLain, FirstCity Financial Corporation
on 2/18/13 @ 1:49 PM from 66.140.116.55

FILED FOR RECORD IN:
Chambers County
On: 3/31/2021 1:18:57 PM
Doc Number: 2021-3002
Number of Pages: 3
Amount: 10.00
Order#: 20210331000024
By: AM



Heather H. Hawthorne, County Clerk

Recorded: *Gene Martin*

A