

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FAYETTE County

Deed of Trust Dated: March 17, 2005

Amount: \$125,000.00

Grantor(s): ROBERT G BURTON

Original Mortgagee: ROUND TOP STATE BANK

Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION

Mortgagee Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

Recording Information: Document No. 05-1467

Legal Description: SEE EXHIBIT "A"

Date of Sale: September 3, 2019 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 FAYETTE 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.

JACK BURNS II OR KRISTOPHER HOLUB, PAMELA THOMAS, DONALD GRAHAM, EBBIE MURPHY, ELIZABETH ANDERSON, MEGAN RANDLE, DYLAN RUIZ OR PETE FLOREZ 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.

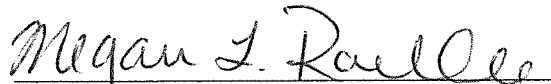
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-004959



c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

Muras Land Surveying, L.L.C.
3802 KRISCHKE ROAD
SCHULENBURG, TEXAS 78956-5631
PH. (361) 865-2227

EXHIBIT "A"

STATE OF TEXAS ()
COUNTY OF FAYETTE ()

Steve Bassett and wife, Gayla
13,105 Sq. Ft. of Land

All that certain tract or parcel of land situated in Fayette County, Texas, a part of the David Berry League, A-15, same being the Northeast 107.0 feet of Lot 20 in the Bluff Haven Subdivision, according to the Plat of Record in Volume 1, Page 11 of the Plat Records of Fayette County, Texas, same being that 13,105 sq. ft. tract of land described in a deed from Merrill Lynch Realty Operating Partnership, L.P. to Steve E. Bassett and wife, Gayla Bassett, dated March 25, 1988 and recorded in Volume 766, Page 111 of the Deed Records of Fayette County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron rod found for the North corner, same being the North corner of Lot 20, same being the North corner of the said Steve E. Bassett, et ux. 13,105 sq. ft. tract of land, same being the West corner of Lot 11 as described in a deed to Franklin Huelsebusch in Volume 525, Page 1, same lying in the Southeast margin of Park Drive;

THENCE, along the Northeast boundary of the said Steve E. Bassett, et ux. 13,105 sq. ft. tract, the Northeast line of Lot 20 and the Southwest boundary of the said Franklin Huelsebusch Lot 11, S 43°00' E 123.4 feet to an iron rod found for the East corner of the said Steve E. Bassett, et ux. 13,105 sq. ft. tract, same being the East corner of Lot 20, same being the South corner of the said Franklin Huelsebusch Lot 11, same lying in the Northwest boundary of Lot 12 as described in a deed to Robert Groenke in Volume 1146, Page 785;

THENCE, along the Southeast boundary of the said Steve E. Bassett, et ux. 13,105 sq. ft. tract, the Southeast line of said Lot 20, the Northwest boundary of the said Robert Groenke Lot 12 and the Northwest boundary of Lot 19 as described in a deed to David Schneider in Vol. 666, Page 225, S 47°00' W 107.0 feet to an iron rod found for the South corner of the said Steve E. Bassett, et ux. 13,105 sq. ft. tract of land, same being the East corner of a 0.326 acre tract of land described in a deed to Danny Mask in Volume 1076, Page 550;

THENCE, along the Southwest boundary of the said Steve E. Bassett, et ux. 13,105 sq. ft. tract and the Northeast boundary of the said Danny Mask 0.326 acre tract, N 43°00' W 121.55 feet to an iron rod found for the West corner of the said Steve E. Bassett, et ux. 13,105 sq. ft. tract of land, same being the North corner of the said Danny Mask 0.326 acre tract, same lying in the Southeast margin of said Park Drive;

THENCE, along the Northwest boundary of the said Steve E. Bassett, et ux. 13,105 sq. ft. tract, the Northwest line of Lot 20 and the Southeast margin of said Park Drive, N 46°00' E 107.0 feet to the place of beginning, containing 13,105 square feet of land.

STATE OF TEXAS COUNTY OF FAYETTE
I hereby certify that this instrument was FILED on this date and
at the time stamped hereon by me, and was duly RECORDED in
the Public and Peace of the Named RECORDS of Fayette

FILED

12:46 PM
AUG 01 2019

Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS