DEC 0 2 2019 10:30 A.M

NOTICE OF SUBSTITUTE TRUSTEE'S SALE BRENDA FILISAM CO., CLERK, FAYETTE CO., TEXAS

You, Tracy D. Harris and Christina M. Harris, are hereby notified that on Tuesday, January 7, 2020, between the hours of 10:00 a.m. and 1:00 p.m., at the Fayette County Courthouse located at 151 North Washington Street, in the city of La Grange, County of Fayette, State of Texas 78945 or wherever else designated by the Commissioner's Court to conduct foreclosure sales, the undersigned will sell at public auction to the highest bidder for cash the following real property:

Tract 1

1 - 2

FIELD NOTE DESCRIPTION OF 0.406 ACRES OF LAND OUT OF THE JOHN H. MOORE 1/2 LEAGUE, ABSTRACT NO. 71, IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO GERALD D. HIGHSMITH IN A DEED AS RECORDED IN VOLUME 743 PAGE 98 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT "A", to which reference is hereby made for any and all purposes together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential upon the real property, which dwelling is dwelling located **HOMES-SULPHUR SPRINGS** MHDMAN00000378 **DBA** CLAYTON Manufactured Home; Model: 38PNH28564BH09; Serial No. CSS010090TXA/B; Label/Seal No. HWC0400086/7 which manufactured home has been placed on and affixed to the real property.

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 1162 N, Jefferson Street, La Grange, Texas 78945.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated April 16, 2010, in the original principal sum of \$104,329.67, executed by you as Makers to Vanderbilt Mortgage and Finance, Inc., as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated April 16, 2010. The Deed of Trust was executed by both of you as Grantors to Michael Gary Orlando as Trustee for the benefit of Vanderbilt Mortgage and Finance, Inc. and was recorded in the real property records of Fayette County, Texas. Vanderbilt Mortgage and Finance, Inc., the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments to Vanderbilt Mortgage and Finance, Inc. as agreed.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff good thru November 18, 2019 is \$99,257.00. Said balance continues to accrue interest per day after that date at \$22.62 per diem. The debt has been accelerated because you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The Assigned beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated November 25, 2019. As successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Questions concerning this matter may be made to the undersigned at 713-521-0800 or by mail at 1021 Main Street, Suite 1150, Houston, Texas 77002.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

day of November, 2019.

Monica Schulz Orlando, Trustee or Michael Gary Orlando, Trustee or Rhonda Bennetsen, Trustee

STATE OF TEXAS

COUNTY OF HARRIS

day of November, 2019

SUBSCRIBED AND SWORN TO BEFORE ME on this _

MORGAN HYER Notary Public, State of Texas

Comm. Expires 07-09-2022 Notary ID 129863780

by Monica Schulz Orlando.

NOTARY PUBLIC In and For

The State of Texas

Printed Name: 1

My Commission Expires:

2

HEARITIGE SURVEYING, CO.

TIM. D. HEARITHEE 727 West Point Loop West Point, Texas 78563 Registered Professional Land Surveyor No. 5096 Licenced State Land Surveyor Phone (979)22-3485

May 19, 2003

Total 1

FOELD NOTE DESCRIPTION OF 0.406 ACRES OF LAND OUT OF THE JOHN H.
MOORE & LEAGUE, ABSTRACTING 71, IN FAYETTE COUNTY, TEXAS, AND
RESING A PORTION OF THAT TRACT OF LAND CONVEXED TO GERALD D.
HIGHEMITH HE A DIED AS RECORDED IN VOLUME 743 PAGE 98 OF THE DEED
RECORDES OF RAYETTE COUNTY, TEXAS, AND HEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

HEGGIONING at a ½° iron and found in construct in the entirity right-of-way line of Frighway 77 (Jeffbrann Street), being at the most northwesterly corner of that certain tract of land councyed to Cornels D. Highsmith in a deed as recorded in Valume 743 page 98 of the Deed Records of Fayette County, Texas, and also being at the most southwesterly corner of that certain (0.68 seec) tract of land councyed to John E. Perelles and Earth R. Perbics in a deed as recorded in Volume 1019 Page 509 of the Official Records of Reyetts County, Texas, and being for the most northwesterly corner of the tract berein described,

THENCE, leaving said right-of-way has and with the common has between the Highsmith tract and the Peobles tract, S 67 dag, 22' 16" E 162.30 fact to a %" from not from at the base of a fence post, being at the most sunthwesterly corner of that centain (1.07 acre) tract of band conveyed to Baptist Church Loss Corporation in a deed as recorded in Volume 1022 Page 41 of the Official Records of Foyette County, Textus, being for an angle in the portherly line of this tract.

THENCE, with the common line between the Highernith tract and the Church tract, S 63 deg. 60° 37" E 113.87 ther to a 1/4" iron rod found at the base of a fince norms post, being at the most morthwesterly corner of that certain (0.47 and) tract of land conveyed to John Scotke in a deed as recorded in Volume 71.1 Page 271 of the Deed Records of Payette County, Terms, and being for the most northeasterly country of this linet,

THENCE, with the common line between the Highenith tract and the Societ tract, S ZI day, 13' 56" W 69.34 feat to a 12" hou rod set for the most southeasterly corner of this tract,

THENCE, over and suress the Highmith tract, N 67 deg, 32' 06" W 243.31 feet to a K" iron rod set in the custmiy right-of-way line of Highway 77, being for the most southwesterly corner of this tract.

THENCE, with the right-of-way line of Highway 77, N 67 deg. 10' 41" E 34.19 feet to a chain link fance corner post, and N 65 deg. 17' 43" W 40.93 feet to the PLACE OF HEGINNING, in all containing 6.406 series of land.

SURVEYED: September 24, 2002

Registered Professional Land Surveyor No. 5036

\$48.00 Pd. Filed by & Hand To: Botts Title Company

STATE OF TEXAS

COUNTY OF FAYETTE

Thereby certify that this instrument was FRED on the date and
at the time stamped hereou by me; and was duly RECORDED in
the Volume and Page of the Named RECORDS of Payette

County, Texas as stamped hereon by me on,

EXHIBIT "A"

FILED 3:15 P.M. APR 2 8 2010

SOSE SOS

CAROLYN KUBOS ROBERTS SCO CLERK FAVETTE CO. TEXAS

APR 2 8 2010

CANALYN KUBOS ROBERTS
COUNTY CLERK FAYETTE COUNTY, TEXAS