

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

TRINITY County

Deed of Trust Dated: August 17, 2016

Amount: \$255,811.00

Grantor(s): REBECCA L CLARY and ROBERT CLARY

Original Mortgagee: THE MONEY SOURCE INC., DBA ENDEAVOR AMERICA LOAN SERVICES

Current Mortgagee: THE MONEY SOURCE INC.

Mortgagee Address: THE MONEY SOURCE INC., 785-795 S 52ND ST., TEMPE, AZ 85281

Recording Information: Document No.

Legal Description: SEE EXHIBIT "A"

Date of Sale: August 6, 2019 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the TRINITY 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.

KAREN LILLEY OR REBECCA HAMMOND, SHARON ST. PIERRE, ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, ALLAN JOHNSTON, EVAN PRESS, AMY BOWMAN, STEPHANIE KOHLER, VANESSA MCHANNEY OR RONNIE HUBBARD 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
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2019-003791



Printed Name: Sheryl Lamont 6-10-19
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

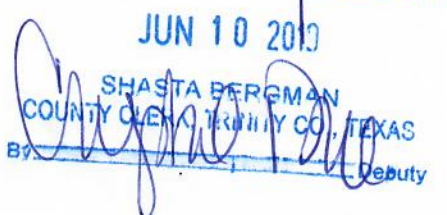
FILED
at 1:00 o'clock P M
JUN 10 2019
SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
By:  Deputy

EXHIBIT 'A'

File No.: 11062-200905 (CS)
Property: 1061 Evans Lane, Groveton, TX 75845

BEING ALL OF THAT TRACT OF LAND IN TRINITY COUNTY, TEXAS, OUT OF THE MARIA L. BODEN SURVEY, A-5, AND BEING ALL OF THAT CALLED 20.156 ACRES OF LAND DESCRIBED IN A DEED TO ELVIS JERRAL CHILES AS RECORDED IN VOLUME 438, PAGE 121 OF THE OFFICIAL RECORDS OF TRINITY COUNTY, TEXAS, AND ALL OF THAT CALLED 9.139 ACRES OF LAND DESCRIBED IN A DEED TO ELVIS JERRAL CHILES AS RECORDED IN VOLUME 438, PAGE 118 OF THE OFFICIAL RECORDS OF TRINITY COUNTY, TEXAS, AND PART OF THAT CALLED 9.147 ACRES OF LAND DESCRIBED IN A DEED TO VETERANS LAND BOARD AS RECORDED IN VOLUME 521, PAGE 716 OF THE OFFICIAL RECORDS OF TRINITY COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 4 INCH CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID 9.139 ACRES AND AT A INTERIOR CORNER OF THAT IP TRACT NO. 69 OF CALLED 639.9 ACRES OF LAND DESCRIBED IN A DEED TO TRINITY TIMBER, L.P. AS RECORDED IN VOLUME 695, PAGE 144 OF THE OFFICIAL RECORDS OF TRINITY COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 42 MINUTES 46 SECONDS WEST, 701.60 FEET TO A 5/8 INCH STEEL ROD FOUND AT THE SOUTHWEST CORNER OF SAID 9.139 ACRES AND AT THE SOUTHEAST CORNER OF THAT CALLED 20.918 ACRES OF LAND DESCRIBED IN A DEED TO CHARLIE UTLEY AS RECORDED IN VOLUME 801, PAGE 470 OF THE OFFICIAL RECORDS OF TRINITY COUNTY, TEXAS;

THENCE NORTH 01 DEGREES 05 MINUTES 12 SECONDS WEST, 1709.17 FEET TO A 1/2 INCH STEEL ROD SET AT THE SOUTHWEST CORNER OF THAT CALLED 4.206 ACRES OF LAND DESCRIBED IN A DEED TO SCOTT VALBY AS RECORDED IN VOLUME 850, PAGE 295 OF THE OFFICIAL RECORDS OF TRINITY COUNTY, TEXAS;

THENCE SOUTH 84 DEGREES 28 MINUTES 27 SECONDS EAST, 293.13 FEET TO A 5/8 INCH STEEL ROD FOUND AT THE SOUTHEAST CORNER OF SAID 4.206 ACRES;

THENCE NORTH 01 DEGREES 45 MINUTES 24 SECONDS EAST, 611.04 FEET TO A 5/8 INCH STEEL ROD FOUND IN THE SOUTH LINE OF EVANS LANE AT THE NORTHEAST CORNER OF SAID 4.206 ACRES, AND IN THE SOUTH LINE OF THAT IP TRACT NO. 68 OF CALLED 114.2 ACRES OF LAND DESCRIBED IN A DEED TO TRINITY TIMBER, L.P. AS RECORDED IN VOLUME 695, PAGE 144 OF THE OFFICIAL RECORDS OF TRINITY COUNTY, TEXAS.

THENCE SOUTH 89 DEGREES 37 MINUTES 11 SECONDS EAST, 436.81 FEET TO A 4 INCH CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID 20.156 ACRES, AND A NORTHWEST CORNER OF SAID 639.9 ACRES, AND IN THE SOUTH LINE OF SAID 114.2 ACRES;

THENCE SOUTH 00 DEGREES 20 MINUTES 00 SECONDS WEST (BEARING BASIS), 2285.01 FEET TO THE POINT OF BEGINNING, CONTAINING 34.154 ACRES OF LAND.