

01/11/2021

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

2021 JAN 11 PM 3:33

You, Randall Ernest Glaze and Rebecca L. Williams, are hereby notified that on Tuesday, February 2, 2021 between the hours of 1:00 p.m. and 4:00 p.m. at The Commissioner's Court Room Area of the Hardin County Courthouse, located at 300 West Monroe Street, in the city of Kountze, County of Hardin, State of Texas, 77625 or wherever else designated by the Commissioner's Court for foreclosure sales, I the undersigned will sell at public auction to the highest bidder for cash the following real property:

CLERK OF COUNTY CLERK
HARDIN COUNTY, TEXAS

Angu West

BEING a 12.092 acre tract of land out of the W.W. Minter Homestead Place, as per deeds recorded in Vol. 27, page 454 and Vol. 41, page 585, Hardin County Deed Records. Said 12.092 acre tract is out of the SULTANA LAIRD SURVEY, A-383 and is also the same land as described in a conveyance recorded in Vol. 627, page 462, Hardin County Deed Records and being more fully described as follows on Exhibit "A" attached hereto and incorporated herein for all purposes, together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2007 MIDMAN00000378 CMH MANUFACTURING, INC. Manufactured Home; Model: INDEPENDENCE; Serial No.: CSS008840TXA/B; Label/Seal No.: HWC0386766/7 which manufactured home has been placed on 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 11907 Minter Rd, Kountze, Texas 77625.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated September 14, 2007, in the original principal sum of \$76,951.07, executed by Randall Ernest Glaze as Maker 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 September 14, 2007. 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 Hardin 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 as agreed.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff good through December 9, 2020 is \$48,179.66. Said balance continues to accrue interest per day after that date at \$10.32 per diem. The debt has been accelerated because both of you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated December 1, 2020. As

01/11/2021

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.

Dated this 5th day of January, 2021

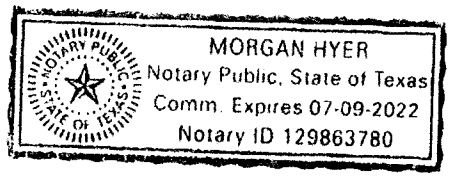
By: [Signature]
Monica Schulz Orlando, Trustee
or Michael Gary Orlando, Trustee
or Rhonda Bennetsen, Trustee

STATE OF TEXAS §

COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO BEFORE ME on this 5th day of January, 2021,
by Monica Schulz Orlando. [Signature]

NOTARY PUBLIC In and For
The State of Texas



Printed Name: [Signature]

My Commission Expires: 7/9/22

01/11/2021

Exhibit "A"

HARDIN COUNTY, KOUNTZE, TX
GLENDA ALSTON, COUNTY CLERK

10/04/2007 #2007-8758
03:31:57PM B-1645 P-109

HARDIN COUNTY, KOUNTZE, TX
GLENDA ALSTON, COUNTY CLERK

09/17/2007 #2007-8175
03:05:09PM B-1641 P-715

BEING a 12.092 acre tract of land out of the W.W. Minter Homestead Place, as per deeds recorded in Vol. 27, page 454 and Vol. 41, page 585, Hardin County Deed Records. Said 12.092 acre tract is out of the SULTANA LAIRD SURVEY, A-383 and is also the same land as described in a conveyance recorded in Vol. 627, page 462, Hardin County Deed Records.

BEGINNING at a 1½ inch pipe in the recognized east line of said S. Laird Survey. Said pipe is at the northeast corner of the tract herein described and is located S00°07'12"W 633.33 feet from a 1½ inch pipe at the recognized northeast corner of said Laird Survey.

THENCE S00°07'12"W along said recognized east line of the Laird Survey, 318.83 feet to a 1½ inch pipe at the southeast corner of this tract.

THENCE S89°59'53 W"1651.50 feet to a 1½ inch pipe in recognized west line of the W.W. Minter Homestead Place.

THENCE N00°06'45"E along said west line 319.02 feet to a 1½ inch pipe.

THENCE S89°59'42"E 1651.57 feet to the PLACE OF BEGINNING, containing 12.092 acres of land, more or less.

Save and Except portion deeded to Barney E. Stephens in Vol. 976, Pg. 556, O.P.R., H.C., TX.

STATE OF TEXAS COUNTY OF HARDIN
I hereby certify that this instrument was filed on the date and time stamped hereby by me and was duly recorded in the Official Public Records of Hardin County Texas on

STATE OF TEXAS COUNTY OF HARDIN
I hereby certify that this instrument was filed on this date and time stamped hereby by me and was duly recorded in the Official Public Records of Hardin County Texas on

OCT 04 2007

EXHIBIT "A"
HOOKS TITLE & ABSTRACT COMPANY
GF NO. 45736

SEP 17 2007



Glenda Alston
COUNTY CLERK,
HARDIN CO., TEXAS

PAGE 1 OF 1 PAGES



Glenda Alston
COUNTY CLERK,
HARDIN CO., TEXAS