

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

2021 APR -1 PM 2:05

Hardin County

Deed of Trust Dated: May 16, 2019
Original Principal Amount Secured: \$432,837.00
Grantor(s): South Shore LLC, a California limited liability company
Original Mortgagee: Lima One Capital, LLC, a Georgia limited liability company
Current Mortgagee: Lima One Capital, LLC, a Georgia limited liability company
Mortgagee Address: 201 East McBee Avenue, Suite 300, Greenville, SC 29601

GLENNIA ALSTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY: *Glennia Alston*

Recording Information: Clerk's File No. 2019-95032 in the Official Public Records of Hardin County, Texas

Property Description: See Exhibit "A" attached hereto and incorporated herein by reference.

Date of Sale: May 4, 2021 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 in the area designated by the **HARDIN 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 in **HARDIN COUNTY**.

Margie Allen, Kyle Barclay, Tommy Jackson, Ron Harmon and/or Keata Smith have been appointed as Substitute Trustees (individually and collectively, "Substitute Trustee") each empowered to act independently, in the place of the 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.

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. Without limiting the generality of the foregoing, no warranty or representation exists as to the merchantability or fitness for use or a particular purpose of any personal property included in the Property.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE DEED OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AT LAW OF THE MORTGAGEE OR MORTGAGE SERVICER.

EXECUTED as of March 30, 2021.

Aaron J. Espinoza

Aaron J. Espinoza

Attorney at Law
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana St., 28th Floor
Houston, Texas 77002
Reference: 2021-000528

Margie Allen

Margie Allen, Kyle Barclay, Tommy Jackson, Ron Harmon
and/or Keata Smith

c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, Texas 75254

EXHIBIT "A"
TO
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property Description

1395 S Gustan St., Sour Lake, TX 77659:

Being a tract of land out of Block 23, of the S. A. Guedry Resubdivision know as the Sarah Guedry Addition to the Town of Sour Lake, Hardin County, Texas, according to the plat recorded in Volume 1, Page 128, Plat Records, Hardin County, Texas, and being a 75 foot by 125 foot lot facing Gustan Street being the South 75 feet of Lots 11 and 12 and the South 75 feet of the West 1/2 of Lot 10, in said Block 23.

940 Engle Ave., Silsbee, TX 77656:

BEING a 0.1425 acre tract or parcel of land being out of and a part of Lots 1 & 2, Block 15, South Silsbee Townsite Addition, a plat of record in Volume 02 Page 03 of the Plat Records of Hardin County, Texas, and being that same called 0.14 acre tract of record in Clerk's File No. 2018-85275 Official Public Records of Hardin County, Texas, said 0.1425 acres being more particularly described by metes and bounds as follows:

BEGINNING at a "B-Line" capped iron rod found for the Northeast corner of the herein described tract, being at the intersection of the West R.O.W. Line of Engle Avenue (public roadway) and the South R.O.W. Line of Gerson Street (not constructed);

THENCE South (Basis of Bearings) along the West R.O.W. Line of Engle Avenue for a distance of 81.81 feet (81.86') to a "B-Line" capped iron rod found for the Southeast corner of the herein described tract;

THENCE South 87° 53' 20" West along the South line of the herein described tract for a distance of 75.25 feet (S 87° 54' 38" W 75.24') to a "B-Line" capped iron rod found for the Southwest corner of the herein described tract;

THENCE North 00° 14' 48" East along the West line of the herein described tract for a distance of 83.71 feet (N 00° 14' 35" E 83.73') to a point for corner in a fence footing, being in the said South R.O.W. Line of Gerson Street, for the Northwest corner of the herein described tract, from which a "B-Line" capped iron rod bears North 0.6';

THENCE North 89° 20' 01" East along the said South R.O.W. Line of Gerson Street for a distance of 74.84 feet to the POINT AND PLACE OF BEGINNING, containing 0.1425 acre of land, more or less.