

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property To Be Sold. The property to be sold is described as follows:

FIELDNOTES TO 0.587 ACRE OF LAND AS SITUATED IN THE F. J. C. SMILEY SURVEY, A-345, LIBERTY COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN CALLED 0.558 ACRE OF LAND CONVEYED FROM LORETTA C. SIMMONS TO DIMITRIE SCOTT BY GIFT DEED RECORDED IN VOLUME 1897, PAGE 615 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID 0.587 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a 3/8 inch iron rod found for the northwest corner of this tract, same being the southwest corner of the Philip Comaux 0.28 acre tract described in Volume 1813, Page 496 of said official records, and being on the east line of the Raymond Guidry 5.78 acre tract described in Volume 822, Page 823 of said official records;

THENCE: N 89° 18' E 196.62 Ft., with the south line of said Comaux 0.28 acre to its southeast corner, a 3/8 inch iron rod found for the northeast corner of this tract on the upper west line of the Little Flock Church residue of a 4.0 acre tract described in Volume 128, Page 496 of the deed records of said county;

THENCE: S 18° 44' W 163.94 Ft., with said upper west line and crossing County Road 2192, to a 3/8 inch iron rod found for the southwest corner of this tract, same being an interior of said Little Flock Church residue tract;

THENCE: S 87° 51' W 148.47 Ft., with an interior line of said residue tract, with the north line of the Raymond Guidry 0.167 acre tract described in Volume 1117, Page 329 of said official records and crossing said County Road 2192, to a 5/8 inch iron rod found for the southwest corner of this tract, same being the northwest corner of said Guidry 0.167 acre, and being on the east line of said Guidry 5.78 acres;

THENCE: N 01° 00' W 147.81 Ft., with said east line, to the PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 0.587 ACRE OF LAND OF WHICH 0.088 ACRE LIES WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 2192.

Instrument To Be Foreclosed. The instrument to be foreclosed is a Deed of Trust filed in the Official Public Records of Real Property of Liberty County, Texas, and recorded under Instrument No. 2013017123, on November 15, 2013.

Date, Time, And Place Of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, January 7, 2020

Time: The sale will begin no earlier than 10:00 o'clock p.m. or no later than three (3) hours thereafter. The sale will be completed by no later than 1:00 o'clock p.m.

Place: Designated by the County Commissioners.

Terms Of Sale. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust, and will be conducted as a public auction to the highest bidder for cash or certified funds. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

Default And Request To Act. Default has occurred under the Deed of Trust, and the beneficiaries have requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Mortgage Servicer, on behalf of the Mortgagee, may appoint another person substitute trustee to conduct the sale.

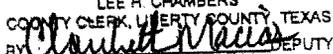
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF THE RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Date: December 16, 2019


LORI A. LOWE, OR LISA KING, Substitute Trustee,
c/o 2316 Southmore, Pasadena, TX 77502

FILED
at 9:06 o'clock A M

DEC 17 2019

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY  DEPUTY