

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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 immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 03, 2018 and recorded under Vol. 871, Page 254, or Clerk's File No. 2784, in the real property records of COLORADO County Texas, with Kevin Joe Moore and Victoria Alyssa Moore, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for PrimeLending, a PlainsCapital Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Kevin Joe Moore and Victoria Alyssa Moore, husband and wife securing payment of the indebtedness in the original principal amount of \$186,558.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Kevin Joe Moore and Victoria Alyssa Moore. PrimeLending, A PlainsCapital Company is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: Attn: BK Department, 425 Phillips Blvd, Ewing, NJ 08618.

Legal Description:

BEING 0.3786 ACRES, MORE OR LESS, BEING CALLED LOT NUMBER 7A, BLOCK NUMBER 43, CITY OF EAGLE LAKE, COLORADO COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" CONSISTING OF 1 PAGE ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 09/03/2019

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: COLORADO County Courthouse, Texas at the following location: In the foyer, inside the main entrance, of the Colorado County Annex Building, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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.

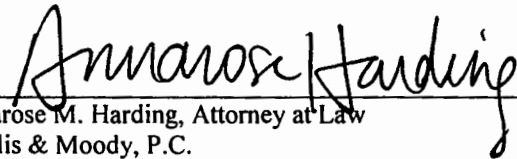
The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

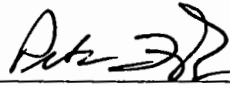
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Megan L. Randle, Patrick Zwiers, Kristopher Holub, Aarti Patel, Maryna Danielian, Frederick Britton, Jack Burns II, Doug Woodard, Kristie Alvarez, Julian Perrine, Ebbie Murphy, Amy Bowman, Ian Moser, Katherine Adkins, Renee Thomas, Thomas Delaney, Danya Gladney or Aaron Demuth as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on this the 6th day of August, 2019.



Annarose M. Harding, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: 

Printed Name: Pete Florez

C&M No. 44-19-1728

Exhibit A

FIELD NOTES of a survey of a 0.3786 acre tract of land. Being all that tract lying and situated in Colorado County, Texas, out of City of Eagle Lake, Block No. 43, Lot No. 7A. Said 0.3786 acre tract of land being all of Lot No. 7A described in a Deed date August 4, 1998, from Marilyn K. Hubers and Gilbert Owens, Co-Independent Executors of the Estate of Helen P. Owens, to David M. Sosa and Linda Sosa, recorded in Volume 316, Page 368, Colorado County Official Records to which reference is made for all purposes and the said 0.3786 acres being described by metes and bounds as follows, TO-WIT:

BEGINNING at a 1/2 inch iron rod found (not called for in record deed) in Northwest line of Strickland Avenue for South corner of said Lot No. 7A, said corner being also East corner of a tract of land conveyed to John Young, Volume 56, Page 341, Colorado County Official Records;

THENCE N 44° 59' 29" W a distance of 147.79 feet with Northeast line of said Young tract to a chain link fence corner post set in Southeast line of a 16 foot Alley;

THENCE N 50° 22' 56" E a distance of 116.41 feet with Southeast line of said Alley to a chain link fence corner post, said corner being also West corner of a tract of land conveyed to Roy T. Marshall, Volume 238, Page 459, Colorado County Deed Records;

THENCE S 44° 58' 28" E a distance of 136.87 feet with Southwest line of said Marshall tract to a 3/8 inch iron rod set in Northwest line of said Strickland Avenue for corner;

THENCE S 45° 00' W a distance of 115.86 feet with Northwest line of said Strickland Avenue to place of beginning, containing 0.3786 acres of land as surveyed by Leonard W. Frank, County Surveyor of Colorado County, Texas, and Registered Professional Land Surveyor, Registration No. 1669.

FILED FOR RECORD
COLORADO COUNTY, TX
2019 AUG - 8 PM 4: 24

KIMBERLY MENKE
COUNTY CLERK D.K.