

FILED
AT 3:44 O'CLOCK PM

JUL 11 2018

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas

By

NOTICE OF TRUSTEE'S SALE

Date: July 11, 2018
Trustee: Jeff S. Chance
Mortgagee: Rodney K. Moore and Shanda L. Moore
Note: Dated September 17, 2013 in the original principal amount of \$98,400.00

Deed of Trust

Date: September 17, 2013
Grantor: Gerald L. Havard and Kellie C. Hardin
Mortgagee: Rodney K. Moore and Shanda L. Moore

Recording information: Deed of trust recorded under Instrument No. 2013-00309658 in the Official Records of Angelina County, Texas, said lien having been reinstated by a reinstatement agreement dated March 23, 2016, retroactive and effective February 17, 2016, recorded under Instrument No. 2016-00338126 in the Official Records of Angelina County, Texas, and said lien having been modified and renewed by a first modification and extension agreement dated March 23, 2016, retroactive and effective February 17, 2016, recorded under Instrument No. 2016-00338127 in the Official Records of Angelina County, Texas, said lien having been reinstated by a reinstatement agreement recorded in Instrument No. 2018-00367200 in the Official Records of Angelina County, Texas and modified by a second modification and extension agreement recorded in Instrument No. 2018-00367201 in the Official Records of Angelina County, Texas

Property: Being Lot No. One (1), Block No. Two (2) of BROOKHOLLOW ADDITION NO. 5, an addition to the City of Lufkin, as shown on the official map or plat of record in Cabinet A, Slide 143-B of the Map and Plat Records of Angelina County, Texas.

County: Angelina County, Texas

Date of Sale
(first Tuesday of month): August 7, 2018

Time of Sale: 10:00 a.m.

Place of Sale: Angelina County Courthouse Annex Building, 606 East Lufkin Avenue, Lufkin, Angelina County, Texas in the hallway outside of the Commissioners' Courtroom adjacent to the atrium.

Mortgagee has appointed Jeff S. Chance as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

The foreclosure sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the foreclosure sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the foreclosure sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Mortgagee. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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 to Chance Law Office, PLLC, 517 South First Street, Lufkin, Texas 75901.



Jeff S. Chance, Trustee