

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

DATE: July 3, 2019

2019 JUL -3 AM 11:32

NOTE: Real Estate Lien Note described as follows:

Date: **May 6, 2013**

Maker: **Nicholas Gill and Angela Gill**

Payee: **Colin Eller**

Original Principal Amount: Forty-Two Thousand and No./100 (\$42,000.00).

GLENDAL ALSTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Angela Durham*

DEED OF TRUST: Deed of Trust described as follows:

Date: **May 6, 2013**

Grantor: **Nicholas Gill and Angela Gill**

Trustee: **Lester Sanford**

Beneficiary: **Colin Eller**

Recorded: Clerk's Instrument No. 2013-37439 in the real property records of Hardin County, TX

LENDER: Colin Eller

BORROWER: Nicholas Gill and Angela Gill

PROPERTY: The real property described as follows:

BEING Lot Sixteen (16), PLEASANT BEND SUBDIVISION, a subdivision located in Hardin County, Texas, according to the map or plat of record in Volume 3, Page 172, Plat Records, Hardin County, Texas;

TOGETHER WITH all improvements located thereon, without limitation, Real, Personal or otherwise, including, but not limited to, one certain 1998 year model, 16' x 76' Sunshine Homes, Inc., Brookwood model Manufactured Housing Unit (MHU), identified by Label No. NTA0869502 and Serial No. ALS06319, together with all replacements thereof and additions thereto.

Property address is commonly known as 5660 Paradise Lane, Lumberton, TX 77657.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE:

Andrew P. Gertz

Substitute Trustee's Mailing Address:

2630 Liberty, Beaumont, TX 77702

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

August 6, 2019 the first Tuesday of the month, to commence no earlier than 10:00 a.m., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Hardin County Courthouse 300 W Monroe St, Kountze, TX 77625 at the following location: at the Commissioner's Courtroom Area of the Courthouse, or as further designated by County Commissioners.

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

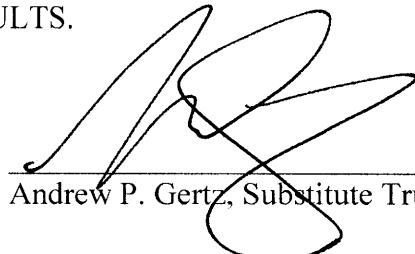
RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of July 3, 2019.



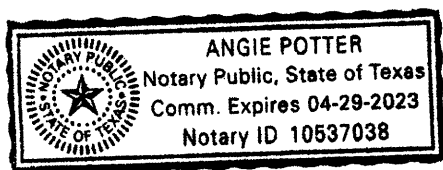
Andrew P. Gertz, Substitute Trustee

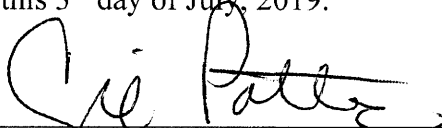
STATE OF TEXAS §

COUNTY OF JEFFERSON §

Before me, the undersigned notary public, on this day personally appeared Andrew Gertz, who is known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3rd day of July, 2019.





Notary Public, State of Texas

After recording, please return original to:

Andrew P. Gertz
Gertz Law Firm
2630 Liberty
Beaumont, TX 77702