

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**

11/21/1996

**Grantor(s)/Mortgagor(s):**

EZRA DAN KITCHENS AND WIFE LORA MAE KITCHENS

**Original Beneficiary/Mortgagee:**

HOME TRUST COMPANY

**Current Beneficiary/Mortgagee:**

BANK OF AMERICA, N.A.

**Recorded in:**

**Volume:** 1094

**Page:** 874

**Instrument No:** 61310

**Property County:**

HARDIN

**Mortgage Servicer:**

Bank of America, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**

7105 Corporate Drive,  
Plano, TX 75024

**Legal Description:** SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

**Date of Sale:** 9/3/2019

**Earliest Time Sale Will Begin:** 10:00:00 AM

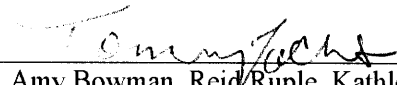
**Place of Sale of Property:** Hardin County Courthouse, 300 Monroe, Kountze, TX 77625 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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 Pursuant to Tex. Prop. Code § 51.002(i):**

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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

  
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Amy Bowman, Reid/Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Mariel Marroquin, Jim Dolenz, Paulette McCrary, Joshua Sanders, Kristopher Holub, Julian Perrine, Kinney Lester, Tommy Jackson, Ron Harmon, Tiffany Beggs, Margie Allen or Kyle Barclay or Tommy Jackson or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-19-73500-POS

Loan Type: VA

BY:   
BRENDA ALSTON  
CLERK  
HARDIN COUNTY, TEXAS

2019 AUG 12 PM 4: 31

FILED FOR RECORD

EXHIBIT "A"

That certain 1.542 acre tract (called 1.564 acres of land) composed of three (3) tracts out of the J. Ellery Survey, Abstract 17, Hardin County, Texas, and being part of a 141.06 acre tract described in a deed from Southern Neches Corporation to W. W. Ferguson, et al, dated May 14, 1968 and recorded in Volume 530, Page 290 of the Deed Records of Hardin County Texas; said 1.542 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of the said 141.06 acre tract at the intersection of the east line of Farm to Market Highway 92 and the north line of an Asphalt County Road;

THENCE North  $18^{\circ}50'18''$  West along the said north line of the Asphalt Road, a called distance of 600.0 feet to a point for corner;

THENCE North  $57^{\circ}34'11''$  East, a called distance of 163.35 feet to a point for corner;

THENCE North  $18^{\circ}42'18''$  West, a called distance of 46.12 feet to a  $5/8''$  iron rod found for the southwest corner of the said 1.542 acre tract, the southwest corner of said Tract I, and being the POINT OF BEGINNING;

THENCE North  $19^{\circ}28'26''$  West along the west line of said Tract I and Tract II, a distance of 226.43 feet (called North  $18^{\circ}42'38''$  West, 226.70 feet) to a  $1/2''$  iron rod found for the northwest corner of said Tract II and the northwest corner of the said 1.542 acre tract;

THENCE North  $57^{\circ}35'11''$  East along the north line of said Tract II, a distance of 306.41 feet (called 307.70 feet, Basis of Bearings) to a  $5/8''$  iron rod found on the west line of Fox Meadow being the northeast corner of said Tract II and the northeast corner of the said 1.542 acre tract;

THENCE South  $19^{\circ}11'14''$  East along the said west line of Fox Meadow and the east line of said Tracts I, II, and II, a distance of 223.11 feet (called South  $18^{\circ}42'38''$  East, 223.66 feet) to a  $5/8''$  iron rod found for the southeast corner of said Tract I and the southeast corner of the said 1.542 acre tract;

THENCE South  $57^{\circ}16'11''$  West along the south line of said Tract I, a distance of 306.01 feet (called South  $57^{\circ}55'11''$  West, 307.76 feet) to the POINT OF BEGINNING and containing 1.542 acres of land more or less.