

FILED FOR RECORD

2022 JUN 16 PM 4:44

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARDIN County

Deed of Trust Dated: September 26, 2007

Amount: \$191,250.00

Grantor(s): GLENN R LANDRY

Original Mortgagee: LNB COMMERCIAL CAPITAL CORPORATION

Current Mortgagee: M & T BANK

Mortgagee Address: M & T BANK, P. O. Box 1364, Buffalo, NY 14240-1364

Recording Information: Document No. 2007-8644

Legal Description: SEE EXHIBIT "A"

COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Betty J. Amson*

Date of Sale: August 2, 2022 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HARDIN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

REID RUPLE OR KATHLEEN ADKINS, EVAN PRESS, MARGIE ALLEN, KYLE BARCLAY, TOMMY JACKSON, RON HARMON, KEATA SMITH, TIFFANY BEGGS, CARY CORENBLUM, KRISTOPHER HOLUB, JULIAN PERRINE, AMY OIAN, MATTHEW HANSEN, JAMI HUTTON, ALEXIS BANKS, ALEENA LITTON, AARTI PATEL, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, JIM DOLENZ, PAULETTE MCCRARY OR JOSHUA SANDERS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

Anthony Adan Garcia

Anthony Adan Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2021-001730

Margie Allen

Printed Name: Margie Allen
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT "A"
LEGAL DESCRIPTION

BEING all of Lots Nine (9), Ten (10), Eleven (11), Twelve (12) and Thirteen (13) in Block Seventy-six (76) in the Townsite of Silsbee, Hardin County, Texas, as more particularly set out and shown by Map of Plat of record in Volume 1, Page 242, Plat Records, Hardin County, Texas.

SAVE AND EXCEPT HOWEVER, that portion of said property heretofore conveyed to the State of Texas for right of way purposes by E. E. Bean by Deed recorded in Volume 144, Page 434, Deed Records, Hardin County, Texas, reference to which is hereby made for all purposes.