

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**HOWARD County**

**Deed of Trust Dated:** July 31, 2014

**Amount:** \$194,750.00

**Grantor(s):** AMANDA SAIZ and LEROY SAIZ

**Original Mortgagee:** LRS FINANCIAL NETWORK, INC. DBA HNB MORTGAGE, A CORPORATION

**Current Mortgagee:** PNC BANK, NATIONAL ASSOCIATION

**Mortgagee Address:** PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

**Recording Information:** Document No. 2014-00005273

**Legal Description:** SEE EXHIBIT A

**Date of Sale:** December 6, 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 HOWARD 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.

SHELLEY NAIL OR DONNA TROUT, ZANE NAIL, RAMIRO CUEVAS, KRISTIE ALVAREZ, CASSIE MARTIN, CHARLES GREEN, KRISTOPHER HOLUB, PATRICK ZWIERS, SHAWN SCHILLER OR JOHNNIE EADS 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 Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2022-004193

Printed Name: \_\_\_\_\_

Shelley Nail

c/o Auction.com, LLC

1 Mauchly

Irvine, California 92618

POSTED

at 10:15 A.M. on 10/20/22

BRENT ZITLERKOPF, County Clerk, Howard County, Texas

By: Deputy

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# EXHIBIT "A"

## 0.49 ACRE TRACT

BEING a 0.49 acre tract out of the South part of Section 32, Block 32, T-1-N, T. & P. RR. Co. Survey, Howard County, Texas, described by metes and bounds as follows:

BEGINNING at  $\frac{1}{2}$ " I.R. with cap set in the North line of Eubanks Road, an East-West road (60' right-of-way), the South line of a 2.448 acre tract of land (being Lots 4 thru 9 of Balch Subdivision No. 7), an unrecorded plat, in the South part of Section 32, Block 32, T-1-N, T. & P. RR. Co. Survey, Howard County, Texas for the SE corner of a 0.49 acre tract and the SW corner of this tract, from whence the SW corner of said Section 32 bears S.  $15^{\circ} 15'$  E. 972.5' and S.  $74^{\circ} 45'$  W. 3420.8';

THENCE N.  $15^{\circ} 15'$  W. 177.5' to a  $\frac{1}{2}$ " I.R. with cap set for the NW corner of this tract;

THENCE N.  $74^{\circ} 45'$  E. 120.0' to a  $\frac{1}{2}$ " I.R. with cap set for the NE corner of this tract;

THENCE S.  $15^{\circ} 15'$  E. 177.5' to a  $\frac{1}{2}$ " I.R. with cap set in the North right-of-way of said Eubanks Road, the SE corner of this tract;

THENCE S.  $74^{\circ} 45'$  W. 120.0' along the North line of said Eubanks Drive to the PLACE OF BEGINNING

Containing 0.49 of an Acre of Land