

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

You, Mairy J. Crawford AKA Mary J. Crawford and Lowell W. Crawford, are hereby notified that on Tuesday, May 7, 2019 between the hours of 10:00 a.m. and 1:00 p.m. at the Trinity County Courthouse, located at 1621 West 1st St, in the city of Groveton, County of Trinity, State of Texas, 75845 or wherever else designated by the Commissioner's Court for foreclosure sales, I the undersigned will sell at public auction to the highest bidder for cash the following real property:

A TRACT OR PARCEL OF LAND CONTAINING 0.9183 ACRE BEING ALL OF LOTS 21 AND 22 OF QUAIL CREEK SUBDIVISION OUT OF A 40.29 ACRE TRACT OUT OF THE G.W. WILSON SURVEY, ABSTRACT 630 IN TRINITY COUNTY, TEXAS, SAID 0.9183 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS IN THE ATTACHED EXHIBIT "A", together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2012 MHDMAN00000378 DBA CLAYTON HOMES-SULPUR SPRINGS Manufactured Home; Model: 38ANS28563AH12; Serial No.: CSS013155TXA/B; Label/Seal No.: HWC0425824/5 which manufactured home has been placed on the real property.

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 136 Foxcroft Lane, Trinity, Texas 75862.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated March 11, 2015, in the original principal sum of \$75,947.82, executed by you as Makers to Vanderbilt Mortgage and Finance, Inc. as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated March 11, 2015. The Deed of Trust was executed by you as Grantors to K. Clifford Littlefield as Trustee for the benefit of Vanderbilt Mortgage and Finance, Inc. and was recorded in the real property records of Trinity County, Texas. Vanderbilt Mortgage and Finance, Inc. the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because both of you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments as agreed.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff good through April 7, 2019 is \$72,590.41. Said balance continues to accrue interest per day after that date at \$15.80 per diem. The debt has been accelerated because both of you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated March 14, 2019. As successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Questions concerning this matter may be made to the undersigned at 713-521-0800 or by mail at 440 Louisiana, Suite 1110, Houston, Texas 77002.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated this 21st day of March, 2019

By: [Signature]
Monica Schulz Orlando, Trustee
or Michael Gary Orlando, Trustee
or Rhonda Bennetsen, Trustee

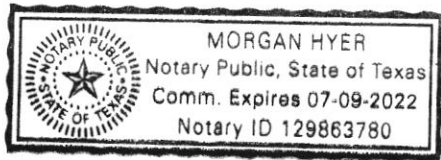
STATE OF TEXAS §

COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO BEFORE ME on this 21st day of March, 2019 by
Monica Schulz Orlando.

[Signature]

NOTARY PUBLIC In and For
The State of Texas



Printed Name: Morgan Hyer

My Commission Expires: 7/9/22

EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 0.9183 ACRE BEING ALL OF LOTS 21 AND 22 OF QUAIL CREEK SUBDIVISION OUT OF A 40.29 ACRE TRACT OUT OF THE G.W. WILSON SURVEY, ABSTRACT 630 IN TRINITY COUNTY, TEXAS, SAID 0.9183 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a ½ inch iron rod found at the Southwest corner of the herein described 0.9183 acre tract also marking the Southwest corner of Lot 21 and the Southeast corner of Lot 20;

THENCE North 34 degrees 30 minutes 27 seconds East with the division line between Lots 20 and 21 a distance of 200.00 ft. to a ½ inch iron rod found at the Northeast corner of Lot 20 and the Northwest corner of Lot 21 in the Southerly boundary of a 1.86 acre adjoiner tract;

THENCE South 55 degrees 48 minutes 08 seconds East with the Southerly boundary of said adjoiner tract conveyed by Tillman R. Sylvester to Hirshell Guynes a total distance of 200.00 ft. to a ½ inch iron rod found at the Northeasterly corner of Lot 22 and the Northwest corner of Lot 23;

THENCE South 34 degrees 30 minutes 27 seconds West with the division line between Lots 22 and 23 a distance of 200.00 ft. to a ½ inch iron rod found at the Southeast corner of the herein described tract and Southeast corner of Lot 22 and the Southwest corner of Lot 23 and the North right-of-way line of Foxcroft Lane (50 ft. right-of-way) and located North 55 degrees 48 minutes 08 seconds West a distance of 100.00 ft. from the intersection of said Foxcroft Lane with the Northwesterly right-of-way line of Quail Creek Drive;

THENCE North 55 degrees 48 minutes 08 seconds West with the Northeast right-of-way line of Foxcroft Lane a distance of 200.00 ft. to the PLACE OF BEGINNING and containing 0.9183 acre of land and being known as 136 Foxcroft Lane, Trinity, Texas 75162.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. Any statement or references in the above legal description to the area or quantity of land is not a representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item

FILED
at 10:50 o'clock A M

MAR 26 2019

SHASTA BERGMAN

COUNTY CLERK TRINITY CO., TEXAS

Jeanette Vasquez Deputy