

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MARION County

Deed of Trust Dated: June 17, 2005

Amount: \$47,295.00

Grantor(s): CYNTHIA A BUSCH and RONALD P BECK

Original Mortgagee: ACCUBANC MORTGAGE A DIVISION OF NATIONAL CITY BANK OF INDIANA

Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION

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

Recording Information: Volume 701, Page 668

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Date of Sale: August 3, 2021 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 MARION 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.

ROBERT LAMONT OR DAVID SIMS, HARRIETT FLETCHER, SHARON ST. PIERRE, SHERYL LAMONT, TERRI WORLEY, SHAWN SCHILLER, DARLA BOETTCHER, ALLAN JOHNSTON, RONNIE HUBBARD, PATRICK ZWIERS, JONATHAN HARRISON, DANA KAMIN, AURORA CAMPOS, LISA BRUNO, CAROL HAMPTON, LISA DELONG, RAMIRO CUEVAS, IRENE LINDSAY OR JEFFREY HAMPTON 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: 2021-000290



66 Auction.com, LLC

1 Mauchly

Irvine, California 92618

Posted by Robert La Mont on June 10, 2021.

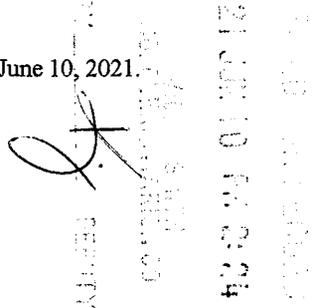


Exhibit "A"

That certain 0.51 acre tract of land being Lot 5 and Lot 16, Block 2, James Bradley Addition, Plat Records Slide A/150, and Jack Morman Addition, Plat Records Slide A/185, Isaac Johnson Survey, A-216, Marion County, Texas, being recorded in Volume 621, Page 712 and Volume 812, Page 713 of Real Property Records of Marion County, Texas said 0.51 acres of land being more particularly described by metes and bounds as follows: (Bearing Basis: Plat Record: A/185.)

Beginning at a 2" angle iron found in the East right-of-way of James Street for the Northwest corner of Lot 6, the Southwest corner of Lot 5 and this tract;

Thence: N 00° 44' 31" W along the East right-of-way of James Street and the West line of Lot 5, 90.14 feet to a 1/2" iron pipe found for the Southwest corner of Lot 4, the Northwest corner of Lot 5, and this tract;

Thence: N 90° 00' 00" E along a common boundary of Lot 4, 5, 17 and 16, 249.06 feet to a 5/8" iron rod found in the West right-of-way of Second Street for the Southeast corner of Lot 17, the Northeast corner of Lot 16 and this tract;

Thence: S 00° 28' 14" W along the West right-of-way of Second Street and the East line of Lot 16, 89.82 feet to a 1" flat iron found for the Northeast corner of Lot 15, the Southeast corner of Lot 16, and this tract;

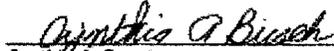
Thence: S 89° 55' 35" W along a common boundary of Lot 15, 16, 6 and 5, 247.15 feet to the Point of Beginning containing 0.51 acres of land, more or less.

SIGNED FOR IDENTIFICATION:

BUYERS:



Ronald Perry Beck



Cynthia A. Busch