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**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on May 21, 2021, JUSTIN L HOLLOWAY, A MARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to BAY NATIONAL TITLE AGENCY OF TEXAS, INC., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHAOS HOME LOANS LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of GAINES COUNTY, TX and is recorded under Clerk's File/Instrument Number 2021-03023, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 5, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Gaines county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Gaines, State of Texas:

TRACT 1: A 10.00 ACRE TRACT OF LAND LOCATED IN SECTION 21, BLOCK C-44 AND SECTION 3, BLOCK A-21, PUBLIC SCHOOL LAND, GAINES COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED IN DEED RECORDED AS INSTRUMENT NO. 2012-5570 OFFICIAL PUBLIC RECORDS, GAINES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" FOUND AT THE NORTHWEST CORNER OF SAID SECTION 3 BEARS N 62 DEGREES 52 MINUTES 20 SECONDS W 83.5 FEET AND S 76 DEGREES 26 MINUTES 35 SECONDS W 2070.6 FEET (BEARINGS COMPARED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, DISTANCES AND AREA ARC SURFACE);

THENCE N 62 DEGREES 52 MINUTES 20 SECONDS W 83.5 FEET PASS THE SOUTH LINE OF SAID SECTION 21 AND THE NORTH LINE OF SAID SECTION 3, IN ALL 543.5 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 27 DEGREES 07 MINUTES 40 SECONDS E AT 40.00 FEET PASS A 3/8" IRON ROD WITH CAP MARKED "RPLS 4983" FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE A ROADWAY EASEMENT IN ALL 801.5 FEET TO A 3/8" IRON ROD WITH CAP MARKED "RPLS 4983" FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 62 DEGREES 52 MINUTES 20 SECONDS E 543.5 FEET TO A 3/8" IRON ROD WITH CAP MARKED "RPLS 4983" FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 27 DEGREES 07 MINUTES 40 SECONDS W AT 729.7 FEET PASS THE SOUTH LINE OF SAID SECTION 21 AND THE NORTH LINE OF SAID SECTION 3 AND AT 761.5 FEET PASS A 3/8" IRON ROD WITH CAP MARKED "RPLS 4983" FOUND IN SAID NORTHEASTERLY RIGHT-OF-WAY OF ROADWAY EASEMENT, IN ALL 801.5 FEET TO THE PLACE OF BEGINNING; SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS.

TRACT 2: THE NON-EXCLUSIVE, FREE AND UNINTERRUPTED USE, LIBERTY AND PRIVILEGE OF AND PASSAGE IN AND ALONG THE ROADWAY EASEMENT DESCRIBED AS EXHIBIT "B" IN WARRANTY DEED FROM HENRY S. MARTENS AND SUSANA MARTENS TO PETER R. WIEBE AND ANNIE WIEBE DATED MAY 20, 2011 RECORDED AS INSTRUMENT NO. 2011-2766, OFFICIAL PUBLIC RECORDS OF GAINES COUNTY, TEXAS, TO BE USED IN COMMON WITH OTHER OWNERS OF TRACTS ADJOINING SAID ROADWAY EASEMENT.

FILED  
FEB 07 2022 3:30P. m  
Terri Berry, County Clerk  
Gaines County, Texas  
BY Alissa Rodriguez  
Deputy

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Property Address:

610 PRIVATE ROAD 308C

SEMINOLE, TX 79360

Mortgage Servicer:

SUN WEST MORTGAGE COMPANY, INC.

Mortgagee:

SUN WEST MORTGAGE COMPANY, INC.

6131 ORANGETHORPE AVENUE

SUITE 500

BUENA PARK, CA 90620

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

  
SUBSTITUTE TRUSTEE

Shelley Nail, Cassie Martin or Donna Trout, Zane Nail

c/o Law Office of Gerald M. Shapiro, LLP

13105 Northwest Freeway, Suite 960

Houston, TX 77040

(713) 462-2565

**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 military service to the sender of this notice immediately.**