



9065 Jollyville, Suite 203A, Austin, TX 78759

AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD, M. SANTOYO  
5420 LBJ Freeway, Suite 220, Dallas, TX 75240.

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash. *Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.*

**Property to be sold:**

182 PR 5100  
Kennard, TX 75847, 182 Private Road 5100  
Kennard, TX 75847, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

**Date of Sale:**

**Tuesday, October 1, 2019.**

**Time of Sale:**

The sale will begin no earlier than **10:00 AM** and no later than three (3) hours thereafter.

**Location of Sale:**

At the **County Courthouse in Houston County**, Texas, on the East side of the courthouse or the first-floor looby of courthouse in case of inclement weather, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Houston County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designated by the Commissioner's Court of Houston County, Texas.

**Terms of Sale:**

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Purchase Money Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Purchase Money Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Security Instrument, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

<b>PROPERTY ADDRESS:</b> 182 PR 5100 Kennard, TX 75847 182 Private Road 5100 Kennard, TX 75847	<b>RP FILE NO. DITE02-719</b>	<b>BORROWER:</b> White, Ronald Kendall
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Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Purchase Money Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of Sale:**

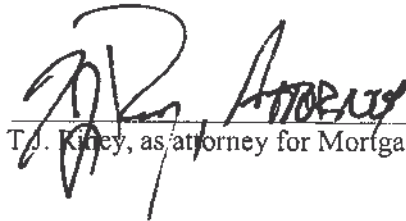
The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Ronald Kendall White.

**Default and Notice:**

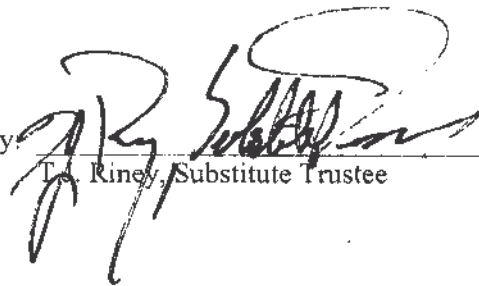
Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Ronald Kendall White and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: August 28, 2019.

By:

  
T.J. Riney, as attorney for Mortgage Servicer

By:

  
T.J. Riney, Substitute Trustee

**AFTER RECORDING, PLEASE RETURN TO:**

Riney Packard, PLLC  
Attn: T.J. Riney  
Two Lincoln Centre  
5420 LBJ Freeway, Suite 220  
Dallas, Texas 75240

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED  
WILL BE USED FOR THAT PURPOSE**

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**EXHIBIT "A"**

**BEING** all that certain tract or parcel of land lying and situated in Houston County, Texas, out of the **O.O. OLIVER SURVEY, ABSTRACT NO. 800** and being a part or portion of that certain called 20 acre tract conveyed to Eveline White in the document recorded in Volume 311 on Page 559 of the Deed Records of Houston County, Texas, to which referance is hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

**COMMENCING** at a fence post found for the Northwest corner of the aforesaid referred to White tract and the Northeast corner of a called 20 acre tract (**TRACT ONE**) conveyed to John Mike Calhoun, et al in Document # 042194 of the Image Records of the said County;

**THENCE**, along the common boundary line of the said White tract and the said Calhoun tract, S 17° 00' 00" E 265.66 feet;

**THENCE**, across the said White tract, S 89° 55' 23" E at 20.34 feet a 1/4" iron pin set for the **POINT OF BEGINNING**;

**THENCE** across the said White tract the following four (4) courses:

1. S 89° 55' 23" E at 382.53 feet a 1/4" iron pin set for corner;
2. S 00° 04' 37" W at 255.36 feet a 1/4" iron pin set for corner;
3. N 89° 55' 23" W at 299.78 feet a 1/4" iron pin set for corner;
4. N 17° 52' 40" W at 268.43 feet the **POINT AND PLACE OF BEGINNING** and containing 2.000 acres of land, more or less.

The bearings for this tract are based on the North boundary line of the said White tract.

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**40' WIDE ACCESS EASEMENT  
(20' each side of the herein described centerline)**

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**COMMENCING** at a fence post found for the Northwest corner of the aforesaid referred to White tract and the Northeast corner of a called 20 acre tract (TRACT ONE) conveyed to John Mike Calhoun, et al in Document # 042194 of the Image Records of the said County;

**THENCE**, along the North boundary line of the said White tract, East at 31.61 feet the **POINT OF BEGINNING** of the centerline of the herein described 40' wide access easement;

**THENCE** across the said White tract the following two (2) courses:

1. S 50° 44' 45" E 103.72 feet;
2. S 29° 46' 20" E at 217.29 feet the **POINT OF TERMINUS**.

The bearings for this tract are based on the North boundary line of the said White tract.

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