

Vylla Solutions, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 24-32472

00000267

Accepted for Filing in
San Jacinto County
On: Dec 12, 2024 at 01:32P
By Kimberly Wood

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 5/29/2012, Danny R. Schexnayder married man, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Charles A. Brown, as Trustee, JPMorgan Chase Bank, N.A., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$57,300.00, payable to the order of JPMorgan Chase Bank, N.A., which Deed of Trust is Recorded on 6/15/2012 as Volume 2012003313, Book , Page , in San Jacinto County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Being all of Tract Seven (7), Holiday Woods, a subdivision out of and a part of the William Morris League, Abstract 38, San Jacinto County, Texas, and being the property conveyed in Tax Deed from Ken Hammond, Constable to Curtis Bullock, dated April 5, 1995, recorded in Volume 209, Page 236 of the Official Public Records of San Jacinto County, Texas.

Commonly known as: **310 HOWARD RD POINTBLANK, TX 77364**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Keata Smith, Stephanie Hernandez, Tommy Jackson, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **JP MORGAN CHASE BANK, NATIONAL ASSOCIATION**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **3/4/2025 at 10:00 AM**, or no later than three (3) hours after such time, in **San Jacinto County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The North end of the Courthouse**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgageors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.



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If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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 IMMEDIATELY.

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.

WITNESS, my hand this 12/9/2024



By: Hung Pham, Trustee Sale Specialist
Vylla Solutions, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this 12 day of December 2024



By: Substitute Trustee(s)
Keata Smith, Stephanie Hernandez, Tommy
Jackson
C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

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On: Jan 13, 2025 at 02:54P

By Dawn Wright

351 MARTIN CREEK DRIVE
CLEVELAND, TX 77328

00000010331296

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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 immediately.

1. Date, Time, and Place of Sale.

Date: March 04, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE NORTH END OF THE SAN JACINTO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 25, 2018 and recorded in Document INSTRUMENT NO. 20180464 real property records of SAN JACINTO County, Texas, with RUSSELL B CANNON, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RUSSELL B CANNON, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$130,492.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. COUNTRYPLACE MORTGAGE, LTD is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. COUNTRYPLACE MORTGAGE, LTD, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COUNTRYPLACE MORTGAGE, LTD
5100 TENNYSON PARKWAY
SUITE 200
PLANO, TX 75024



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OIAN, MATTHEW HANSEN, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, TOMMY JACKSON, RON HARMON, KEATA SMITH, CAROLYN CICCIO, STEPHANIE HERNANDEZ, KEVIN MCCARTHY OR BEATRICE CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Is sb

Israel Saucedo

Certificate of Posting

My name is Keata Smith, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1-13-25 I filed at the office of the SAN JACINTO County Clerk and caused to be posted at the SAN JACINTO County courthouse this notice of sale.

Keata Smith

Declarants Name: Keata Smith

Date: 1-13-25

351 MARTIN CREEK DRIVE
CLEVELAND, TX 77328

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SAN JACINTO

EXHIBIT "A"

BEING LOT THIRTEEN (13), OF QUAIL CREEK SUBDIVISION, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 22, OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.

Accepted for Filing In:

San Jacinto County

On: Feb 03, 2025 at 03:55P

By Kimberly Wood

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THIS INSTRUMENT APPOINTS THE TRUSTEE / SUBSTITUTE TRUSTEE 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. (Tex. Prop. Code
§ 51.0076)

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
IMMEDIATELY. (Tex. Prop. Code § 51.002 (i))

NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SAN JACINTO §

Property to be Sold

Being Lot Fifty-Six (56), Block Five (5), of WATERWOOD BAY HILL, (.03295
aces), a subdivision of 53.847 acres of land out of the ISAAC PRATHER
SURVEY, A-235, San Jacinto County, Texas, according to the plat recorded in
Volume 5, Page 26, of the Plat Records of San Jacinto County, Texas.

Instrument to be Foreclosed

Deed of Trust filed on October 16, 2018 under Clerk's File No. 20186709, at
Page 33512, of the Official Public Records of San Jacinto County, Texas.

Date, Time, and Place of Sale

The sale is scheduled to be held at the following date, time, and place:

Date: first Tuesday of March — March 4, 2025

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours
thereafter. The sale will be completed by no later than 4:00 p.m.

Place: North end of the Courthouse, San Jacinto County, Coldspring, Texas, 1
State Highway 150, pursuant to the designation shown in Volume 62,
Page 679, of the Official Public Records of San Jacinto County, Texas.

The *Deed of Trust* permits the *Beneficiary* to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the *Deed of Trust* need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing may be after the date originally scheduled for this sale.

Terms of Sale

1. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the *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 *Deed of Trust* at the time of sale.
2. Those desiring to purchase the *Property* will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.
3. The sale will be made expressly subject to any title matters set forth in the *Deed of Trust*, 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 they remain in force and effect and have not been subordinated to the *Deed of Trust*. The sale shall not cover any part of the *Property* that has been released of public record from the lien of the *Deed of Trust*. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.
4. Pursuant to the *Deed of Trust*, 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*.
5. 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 the warranties of title (if any) provided for under the *Deed of Trust*. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the *Property*.
6. 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.
7. The Trustee may conduct the sale through a designated representative who personally appears and conducts the sale.

Type of Sale

The sale is a non judicial Deed-of-Trust lien foreclosure sale being conducted pursuant to the power of sale granted in the *Deed of Trust*.

Obligations Secured

The *Deed of Trust* filed on October 16, 2018 under Clerk's File No. 20186709, at Page 33512, of the Official Public Records of San Jacinto County, Texas provides that they secure the payment of the indebtedness and obligations therein described (*the Obligations*) including but not limited to (a) *the Agreement* dated June 25, in the Original principal amount of \$15,000.00, executed by Monique S. Miller and Eric L. Foster (identified herein as *Grantor*,) and payable to the order of Pacific Service Corp. and (b) all renewals, extensions, and modifications of *the Agreement*. Pacific Service Corp. is the current owner and holders of *the Obligations* and is the *Beneficiary* under the *Deed of Trust*.

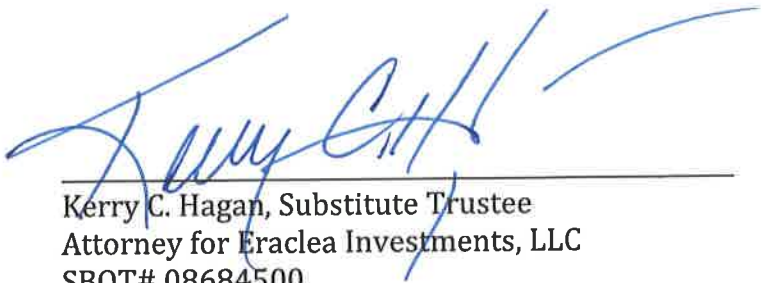
As of February 3, 2025 , there was owed at least the sum of \$7,016.28 which consists of the amount of the note that has been accelerated as of February 3, 2025 (\$5,477.67), plus fifteen (15) Months of late charges (\$319.80), plus unpaid property taxes (\$818.81), plus attorneys fees to date of \$400.00.

Questions concerning the sale may be directed to the undersigned.

Default and Request to Act

Default has occurred under the *Deed of Trust*, and the *Beneficiary* has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the *Beneficiary* may appoint another person as Substitute Trustee to conduct the sale.

DATED: February 3, 2025



Kerry C. Hagan, Substitute Trustee
Attorney for Eraclea Investments, LLC
SBOT# 08684500
90 Live Oak Street
Coldspring, Texas 77331
Telephone 936-653-4444

Email: kerryhagan@gmail.com

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEES**

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 23, 2025

NOTE: Note described as follows:

Date: May 1, 2023
Maker: CALLA JOHNSON
Payee: CHARTWAY FEDERAL CREDIT UNION, successor to the original lender
Original Principal
Amount: \$292,950.00

DEED OF TRUST: Deed of Trust described as follows:

Date: May 1, 2023
Grantors: CALLA JOHNSON
Trustee: JOHN ZVARA
Beneficiary: CHARTWAY FEDERAL CREDIT UNION, successor to the original lender
Recorded: DOCID 20232410, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF SAN JACINTO COUNTY, TEXAS.

LENDER: CHARTWAY FEDERAL CREDIT UNION

BORROWER: CALLA JOHNSON

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN SAN JACINTO COUNTY, TEXAS, AS

DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: DONNA CADDENHEAD, PENNEY THORNTON, SHARON ST. PIERRE, OR DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, TX 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

MARCH 4, 2025, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In SAN JACINTO County, Texas, AT SAN JACINTO COUNTY COURTHOUSE, 1 STATE HWY. 150, COLDSRING, TX 77331 OR AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT.

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the

Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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 IMMEDIATELY.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: May 1, 2023
 Grantors: CALLA JOHNSON
 Trustee: JOHN ZVARA
 Beneficiary: CHARTWAY FEDERAL CREDIT UNION, successor to the original lender
 Recorded: DOCID 20232410, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF SAN JACINTO COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN SAN JACINTO COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: DONNA CADDENHEAD, PENNEY THORNTON, SHARON ST. PIERRE, OR DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
 3333 Lee Parkway, Eighth Floor
 Dallas, TX 75219

Each Substitute Trustee is appointed **effective as of JANUARY 23, 2025**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

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By: _____

Name: Danika L. Lopez, Attorney for
CHARTWAY FEDERAL CREDIT UNION,
successor to the original lender

THE STATE OF TEXAS

§

COUNTY OF DALLAS

§

§

BEFORE ME, the undersigned authority, on this day appeared DANIKA L. LOPEZ,
and after being by me duly sworn, stated that he executed the foregoing instrument for the
purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on JANUARY 23, 2025.



Notary Public, State of Texas

Notice of Sale executed by:

Donna Caddenhead

Name: Donna Caddenhead

Substitute Trustee

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EXHIBIT A

Field notes for a survey of a 1.932 acre tract of land situated in the James Rankin Survey, Abstract No 39, San Jacinto County, Texas, and being that same called 1.933 acre tract conveyed to Kenneth Allen Kaminskis in deed recorded in Volume 128, Page 24 of the Official Public Records of San Jacinto County, Texas, said 1.932 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron pipe found in the northwest line of the Dennis Lee Dabney called 48.43 acre tract, marking the southeast corner of a called 2.40 acre tract conveyed to Jerry L. Kennedy in deed recorded in Volume 203, Page 326 of said Official Public Records, and also marking the northeast corner of the herein described tract;

THENCE S 39 deg. 19 min. 16 sec. W, 213.51 feet along the northwest line of said Dabney called 48.43 acre tract to a 3/4 inch iron pipe found at the most easterly corner of the Larry W. Walters called 7.342 acre tract, and marking the southeast corner of the herein described tract;

THENCE N 49 deg. 00 min. 00 sec. W, along the northeast line of said Walters called 7.342 acre tract, at 227.39 feet passing a 1/2 inch iron rod found on the east right-of-way line of Donahoe Road, 60 feet wide, and continuing for a total distance of 282.27 feet to a point on the center line of said Donahoe Road, being the southwest corner of the herein described tract, and also being the most northerly corner of said Walters called 7.342 acre tract,

THENCE along the center line of said Donahoe Road the following:

N 14 deg. 25 min. 12 sec. W, 66.11 feet;
N 10 deg. 23 min. 24 sec. W, 54.10 feet;
N 00 deg. 13 min. 12 sec. W, 50.41 feet;
N 09 deg. 31 min. 12 sec. E, 59.62 feet, and
N 14 deg. 34 min. 48 sec. E, 59.60 feet

to a point being the northwest corner of the herein described tract, and also being the southwest corner of a called 0.182 acre tract conveyed to Kathleen Thrower in deed recorded under San Jacinto County Clerk's File No. 20222880;

THENCE S 49 deg. 00 min. 00 sec. E, 463.59 feet along the southwest line of said Thrower called 0.182 acre tract and southwest line of said Kennedy called 48.43 acre tract to the POINT OF BEGINNING, and containing 1.932 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description herein as to the area or quantity of land is not a representation that such area or quantity is correct, but is made only of information and/or identification purposes and does not override Item 2 of Schedule B hereof.