

#132

FILED FOR RECORD
AT 11:23 O'CLOCK A

NOV 29 2018

DAVID FASKEI
COUNTY CLERK, GRIMES COUNTY, TEXAS

Notice of Foreclosure Sale

November 27, 2018

Deed of Trust Security Agreement ("Deed of Trust"):

Dated: August 31, 2015
Grantor: Ronda Huffman
Trustee: Trong Nguyen
Lender: Roberta Fuller and Keith Fuller
Recorded in: Volume 1568 Page 610 of the real property records of Grimes County, Texas
Legal Description: See attached Exhibit "A"
Secures: Promissory Note ("Note") in the original principal amount of \$29,000.00, executed by Ronda Huffman ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, February 5, 2019
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.
Place: Grimes County Courthouse, Anderson, Texas
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Roberta Fuller and Keith Fuller's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Roberta Fuller and Keith Fuller, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Roberta Fuller and Keith Fuller's election to proceed against and sell both the

real property and any personal property described in the Deed of Trust in accordance with Roberta Fuller and Keith Fuller's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Roberta Fuller and Keith Fuller passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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 Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Roberta Fuller and Keith Fuller. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



Trong Nguyen
Williams & Byrd
103 E. Lufkin Avenue
Lufkin, Texas 75901
Telephone 936-639-3191
Fax 936-634-8200

BEING 0.446 ACRE OF LAND IN THE JOHN H. PIERSON SURVEY, A-372, GRIMES COUNTY, TEXAS, AND BEING KNOWN AS LOT 19, BLOCK 1, SECTION 1, RENFAIRE, AN UNRECORDED SUBDIVISION OUT OF A 59.797 ACRE TRACT NO. 1 AND A 1.000 ACRE TRACT NO. 2 RECORDED IN VOLUME 867, PAGE 396, OF THE COUNTY DEED RECORDS, SAID 0.446 ACRE BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING at a 1/2" iron rod set for the northeast corner of the herein described Lot in the east line of the aforesaid 59.797 acre tract, said rod being S.01°06'00"E., 227.27 feet from its northeast corner;

THENCE S. 01°06'00" E., continuing along the east line of the 59.797 acre tract for a distance of 145.73 feet to a 1/2" iron rod set for the southeast corner of the herein described Lot;

THENCE S. 61°24'15" W., for a distance of 161.68 feet to a 1/2" iron rod set for the southwest corner of the herein described Lot in the northeast line of Renfaire Drive, 60 feet wide;

THENCE northwesterly along the northeast line of Renfaire Drive on a curve to the left having a radius of 330.00 feet with a central angle of 13°01'18" for an arc length of 75.00 feet to a 1/2" iron rod set for the northwest corner of the herein described Lot;

THENCE N. 48°22'57" E., for a distance of 243.72 feet to the point of BEGINNING and containing 0.446 acre of land and being all of Lot 19, Block 1, Section 1, Renfaire, an unrecorded subdivision.

This description is based on the Standard Land Survey and plat prepared by Jeffrey Moon, a Registered Public Surveyor dated November 2, 1987.