

#42

NOTICE OF FORECLOSURE SALE\NOTICE OF TRUSTEE'S SALE

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

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by Carlos Valencia of Milam County, Texas to Bill Youngkin, TRUSTEE, dated December 16, 2017, for the benefit of Stewart D. Stephenson, Individually and as Trustee of the Stewart D. Stephenson and Shirley Stephenson's Children's Trust, the Beneficiary therein identified, duly recorded in Vol. 1672, Page 41 of the Real Property Records of Grimes County, Texas, securing the payment of that one certain promissory note in the original principal amount of \$ 44,296.36, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on Tuesday, July 7, 2020 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area designated by the Grimes County Commissioners Court (front door of the Grimes County Courthouse located at 100 Main Street, Anderson, Texas) at the hour of 10:00 a.m. or within three hours thereafter of that day, the following property:

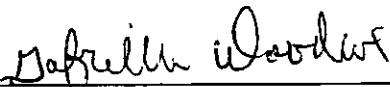
5.10 acre tract in the John F. Martin Survey, A-312, Grimes County, Texas (the "Property") more fully described in Exhibit "A" hereto.

NOTICE IS FURTHER GIVEN that, except to the extent that the Trustee may bind and obligate the Mortgagor 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.

Assert and protect your rights as a member of the Armed Forces of the United

States. If you are, or your spouse is serving in active military duty, including active military duty as a 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.

EXECUTED this 29 day of May 2020.

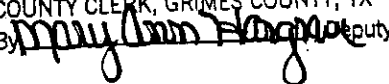


Gabrielle Woodcox- Substitute Trustee

CMRR: 7018 1830 0001 6411 2470 & First Class Mail

FILED FOR RECORD
At 11:50 O'Clock A M

JUN 04 2020

VANESSA BURZYNSKI
COUNTY CLERK, GRIMES COUNTY, TX
By  Deputy



VG-1576-2020-42

Grimes County
Vanessa Burzynski
Grimes County Clerk

Instrument Number: 42

Foreclosure Posting

Recorded On: June 04, 2020 11:50 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$8.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 42
Receipt Number: 20200604000082
Recorded Date/Time: June 04, 2020 11:50 AM
User: Mary H
Station: Clerk03

Record and Return To:

STEWART D. STEPHENSON
2901 CR 334
ROCKDALE TX 76567



STATE OF TEXAS
Grimes County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Grimes County, Texas

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski