

**AMENDED NOTICE OF TRUSTEE'S SALE**

**DATE:** March 30, 2020

**NOTE:** Real Estate Lien Note described as follows:

Date: June 9, 2017  
Maker: MIA & Associates Realty Group, LLC  
Payee: JRDS Investments, LLC  
Original Principal Amount: \$390,000.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: June 9, 2017  
Grantor: MIA & Associates Realty Group, LLC  
Trustee: C. Zan Pritchard, Trustee  
Beneficiary: JRDS Investments, LLC  
Recorded: File No. 1704380 dated June 12, 2017, Real Property Records of Waller County, Texas

**LENDER:** JRDS Investments, LLC

**BORROWER:** MIA & Associates Realty Group, LLC

**PROPERTY:** The real property described as follows:

All that certain tract or parcel of land, lying and being situated in Waller County, Texas, commonly known as 27523 Morton Rd., Katy, Waller County, Texas 77493-7400, and described as ABS A337600 A-376 Fred Eule Tract 2-1 Acres 1.61, in Katy, Waller County, Texas and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

**TRUSTEE:** C. Zan Pritchard

Trustee's Mailing Address:  
C. Zan Pritchard  
Law Office of C. Zan Pritchard, PLLC  
2002 Saddlehorn Trail  
Katy, TX 77494

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

May 5, 2020, the first Tuesday of the month, to commence at 10:00 a.m., or within three (3) hours after that time.

**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

At the area designated by the commissioners court at the Waller County Courthouse, or if no area is designated by the commissioners court, then in the foyer at the south entrance to the Waller County Courthouse, Waller County, Texas.

**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code Section 9.604(a).

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, as 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. 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.

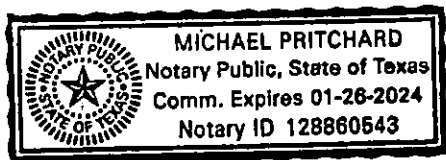
EXECUTED as of March 30, 2020.

*C. Zan Pritchard*

C. Zan Pritchard, Trustee

Subscribed and sworn to before me by C. Zan Pritchard on March <sup>#2</sup> 30, 2020.

*Michael Pritchard*  
Notary Public, State of Texas



## EXHIBIT "A"

Being a tract of land containing 1.6101 acres (70,138 square feet), situated in the Fred Eule Survey, Abstract 376, Waller County, Texas, being part of a tract of land conveyed unto Andrew LeBlanc, by deed recorded under Volume 415, Page 129 of the Deed Records of Waller County, Texas. Said 1.6101-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the centerline of Morton Road (60.00 feet wide) (as occupied) for the northwest corner of a 40.00 acre tract recorded in Volume 106, Page 516 of the Deed Records of Waller County, Texas;

THENCE South 00° 00' 49" East, a distance of 30.00 feet to a point in the south right-of-way line of said Morton Road;

THENCE East, with the south right-of-way line of said Morton Road, a distance of 134.00 feet to a found 5/8-inch iron rod with cap for the POINT OF BEGINNING and the most northerly northwest corner of the said tract herein described;

THENCE continuing East, with the south right-of-way line of said Morton Road, a distance of 254.80 feet to a found 1/2-inch iron rod for the northeast corner of the said tract herein described;

THENCE South 00° 00' 49" East, a distance of 278.75 feet to the southeast corner of the said tract herein described (from which a found 1/2-inch iron rod bears South 44°49'46" East, at a distance of 0.65 feet);

THENCE West, a distance of 173.30 feet to a found 5/8-inch iron rod with cap marked "Kalkomey Surveying" for the most southerly southwest corner of the said tract herein described;

THENCE North 00° 00' 49" West, a distance of 15.75 feet to a found 5/8-inch iron rod with cap marked "Kalkomey Surveying" for an interior corner of the said tract herein described;

THENCE West, a distance of 93.50 feet to a found 3/8-inch iron rod for the most westerly southwest corner of the said tract herein described;

THENCE North 00° 00' 49" West, a distance of 33.00 feet to a found 5/8-inch iron rod with cap marked "Kalkomey Surveying" for the most westerly northwest corner of the said tract herein described;

THENCE East, a distance of 12.00 feet to a found 5/8-inch iron rod with cap marked "Kalkomey Surveying" marked "Kalkomey Surveying" for an interior corner of the said tract herein described;

THENCE North 00° 00' 49" West, a distance of 230.00 feet to the POINT OF BEGINNING and containing 1.610 acres (70,138 square feet), more or less.

# FILED AND RECORDED

**Instrument Number: 20-035**

Filing and Recording Date: 03/31/2020 09:08:20 AM Pages: 4 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



*Debbie Hollan*

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Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To: