



## NOTICE OF TRUSTEE'S SALE

1. **Property to be Sold:** The property to be sold is described as follows:

**Tract 1: Block 641, Lots 1-5, in the Town of Hempstead, according to the map or plat thereof recorded in Volume 106, Page 306 of the Deeds of Records of Waller County, Texas.**

**Tract 2: Block 642, Lots 1-10, in the Town of Hempstead, Waller County Texas, according to the map or plat thereof recorded in Volume 106, Page 311 of the Deeds of Records of Waller County, Texas.**

2. **Lien to be Foreclosed:** The lien to be foreclosed was created by the Deed of Trust dated August 9, 2019, recorded in the County Clerk's File No. 1908169 of the Official Public Records of Waller County, Texas, executed by Texas Lot Buyers, LLC securing the payment of on note in the principal amount of \$100,000, bearing interest payable as therein provided to the order of Neil and Velma Frank.

3. **Date, Time and Place of Sale:**

Date: ~~Tuesday, September 1, 2020~~

Time: The sale shall begin no earlier than 1:00 p.m. and no later than three hours thereafter.

Place: On the Waller County courthouse foyer at 836 Austin Street, Hempstead, Texas 77445 or such other location as directed by the Waller County Clerk.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder, for cash. Pursuant to the Texas Property Code, the property will be sold in an as is, where is condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. The sale of the property will be subject to any superior liens as provided for in the Declaration and/or at law.

DATED: August 10, 2020

  
Ron Frank

Trustee's Address:  
Ron Frank  
1251 Pin Oak Road, Suite 13  
Katy, Texas 77494

## FILED AND RECORDED

**Instrument Number: 20-053**

Filing and Recording Date: 08/10/2020 02:24:47 PM Pages: 2 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: