



STATE OF TEXAS §

COUNTY OF WALLER §

NOTICE OF FORECLOSURE SALE

December 04, 2019

Deed of Trust:

Granted: September 10, 2019

Grantor: PREMARK INVESTMENTS, LLC

Trustee: CHARLES H. MANSOUR

Lender: NATION GROUP IN TX LLC

Recorded as: Instr. No 1907635 of the Official Public Records of Waller County, Texas

Secures: Promissory Note in the original principal amount of One Hundred Thirty Thousand, Two Hundred Dollars (\$130,200.00), executed by PREMARK INVESTMENTS LLC and payable to the order of NATION GROUP IN TX LLC

Property: BEING 3.7182 acres (161,964 square feet) being that same tract described in deed to United Group in Texas as recorded as Instrument No. 1501462 in the Official Public Records of Waller County, Texas, and more particularly described by metes and bounds in attached Exhibit A.

Substitute Trustee: Debra S. Mergel
646 12th Street
Hempstead, TX 77445

Foreclosure Sale:

Date: Tuesday, January 7, 2020

Time: The sale of the Property will take place 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. The sale will be completed by no later than 4:00 p.m.

Place: 836 Austin Street, County Courthouse Assembly Room, the area designated by the County Commissioners Court.

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 NATION GROUP IN TX LLC's bid may be by credit against the indebtedness secure 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, NATION GROUP IN TX, LLC, the owners and holders of the Note, have requested Substitute Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time and Place described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender/Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time and Place described above to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be re-posted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

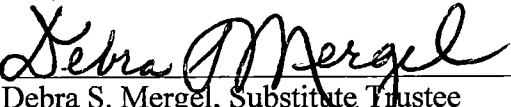
Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

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. 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. 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, where is" without any express or implied warranties, except as to the warranties of title (if any) provided for in 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 of the Texas Property Code, the Substitute 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 the Substitute Trustee.

Notice is given that before the Foreclosure Sale Lender/Beneficiary may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.


Debra S. Mergel, Substitute Trustee

STATE OF TEXAS

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COUNTY OF WALLER

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Before me, Shawna Willke, Notary Public in and for the State of Texas, on this day personally appeared Debra S. Mergel, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes therein expressed.

Given under my hand and seal of office this 6 day of December, 2019.



Shawna Willke
Notary Public
State of Texas

EXHIBIT "A"

of that certain tract of land being 3.7182 acres (161,964 square feet) being that same tract described in deed to United Group in Texas as recorded in Waller County Clerks File (W.C.C.F.) No. 1501462 and further described as a called 3.793 acre tract described in deed to Carlie K. Collins as recorded in Volume 216, Page 155, Waller County Deed Records (W.C.D.R.) and lying in the Justin Liendo Survey, A-41, Waller County, Texas, said 3.7182 acre tract being more particularly described by metes and bounds as follows: (bearings are based on the Texas State Plane Coordinate System, South Central Zone No. 4202, NAD83, 2001 Adjustment)

BEGINNING at a set 1/2 inch iron rod with cap "RPLS 6107" lying on the West right-of-way line of F.M. Highway 1098 (160 feet wide) and being the Northeast corner of a called 3.793 acre tract described in deed to Kollye W. Kilpatrick as recorded in Volume 1371, Page 838, Waller County Official Records (W.C.O.R.), same being the Southeast corner of the herein described tract, from which a found 5/8 inch iron rod lying on said right-of-way line and being the Southeast corner of said called 3.793 acre tract, same being the Northeast corner of a called 0.836 acre tract described in deed to Gulf Western Mortgage Company as recorded in Volume 118, Page 626, W.C.O.R. bears South 02° 31' 30" East a distance of 245.68 feet;

THENCE South 79° 16' 07" West, leaving said right-of-way line and along the North line of said called 3.793 acre tract, in common with the South line of the herein described tract a distance of 1,344.99 feet to a point lying the flowline of Pond Creek and an Easterly line of a called 1.232 acre tract described in deed to Barbara T. Tompkins as recorded in Volume 378, Page 483, W.C.D.R., said 1.232 acre tract being out of a called 20 acre tract as recorded in Volume 39, Page 275, W.C.D.R., same being the Northwest corner of said called 3.793 acre tract and the Southwest corner of the herein described tract;

THENCE North 00° 07' 18" East, along the flowline of said Pond Creek and an Easterly line of said called 1.232 acre tract, in common with a Westerly line of the herein described tract a distance of 51.72 feet to a point being an Easterly corner of said called 1.232 acre tract, same being a Westerly corner of the herein described tract;

THENCE North 36° 37' 20" East, along the flowline of said Pond Creek and an Easterly line of said called 1.232 acre tract, in common with a Westerly line of the herein described tract a distance of 26.30 feet to a point being an Easterly corner of said called 1.232 acre tract, same being a Westerly corner of the herein described tract;

THENCE North 03° 31' 56" West, along the flowline of said Pond Creek and an Easterly line of said called 1.232 acre tract, in common with a Westerly line of the herein described tract a distance of 53.15 feet to a point being the Southwest corner of a called 3.776 acre tract described in deed to Carolyn Ann Mims Lawrence as recorded in Volume 787, Page 502, W.C.O.R., same being the Northwest corner of the herein described tract;

THENCE North 79° 16' 07" East, leaving the flowline of said Pond Creek and an Easterly line of said called 1.232 acre tract and along the South line of said called 3.776 acre tract, in common with the North line of the herein described tract a distance of 1,326.74 feet to a found 1 inch iron pipe lying on said right-of-way line and being the Southeast corner of said called 3.776 acre tract, same being the Northeast

corner of the herein described tract, from which a point lying on said right-of-way line and being the Northeast corner of said called 3.776 acre tract, same being the Southeast corner of a called 3.793 acre tract described in deed to Elizabeth E. Mims as recorded in Volume 539, Page 76, W.C.O.R. bears North 02° 31' 30" West a distance of 124.50 feet and from this point a found 1 inch iron pipe bears North 56° East a distance of 0.73 feet, from said common corner a found "X" cut in concrete base of a wooden fence corner post lying on said right-of-way line and being the Northeast corner of said called 3.793 acre tract, same being the Southeast corner of a called 3.4894 acre tract described in deed to Crown Castle GT Company LLC, a Delaware Limited Liability Company as recorded in Volume 685, Page 131, W.C.O.R. bears North 02° 31' 30" West a distance of 123.50 feet, from which a found 5/8 inch iron rod with cap lying on said right-of-way line and being the Northeast corner of said called 3.4894 acre tract, same being the Southeast corner of a called 17.352 acre tract described in deed to INOC Properties, LP as recorded in Volume 1042, Page 619, W.C.O.R. bears North 02° 31' 30" West a distance of 80.87 feet;

THENCE South 02° 31' 30" East, along said right-of-way line, in common with the East line of the herein described tract a distance of 122.60 feet to the POINT OF BEGINNING and containing 3.7182 acres (161,964 square feet) of land.

FILED AND RECORDED

Instrument Number: 19-100

Filing and Recording Date: 12/06/2019 02:35:47 PM Pages: 6 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

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.

Donna Jackson, Deputy

Returned To:
DEBRA MERGEL