

**NOTICE OF FORECLOSURE SALE**

November 5, 2019

Deed of Trust with Power of Sale ("Deed of Trust"):

Dated: August 3, 2016

Grantor: Kregg Robertson and Agnes Robertson

Trustee: Jack D. Sterling

Lender: Charles G. Warren and Tina R. Warren

Recorded in: No. 1605392 of the Waller County Deed Records of Waller County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$79,500.00, executed by Kregg Robertson and Agnes Robertson ("Borrower") and payable to the order of Lender, Charles G. Warren and Tina R. Warren

Foreclosure Sale:

Date: Tuesday, January 7, 2020

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..

Place: 836 Austin Street  
Hempstead, Texas 77445  
On the courthouse steps

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 Charles G. Warren and Tina R. Warren'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, Charles G. Warren and Tina R. Warren, the owners and holders of the Note, have requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Charles G. Warren and Tina R. Warren's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Charles G. Warren and Tina R. Warren'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.

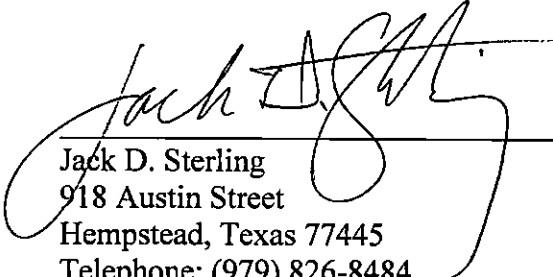
If Charles G. Warren and Tina R. Warren pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Charles G. Warren and Tina R. Warren. 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.**



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Jack D. Sterling  
918 Austin Street  
Hempstead, Texas 77445  
Telephone: (979) 826-8484

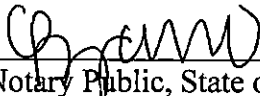
Facsimile: (979) 826-8488

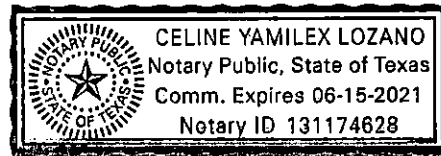
STATE OF TEXAS)

COUNTY OF WALLER)

Before me, the undersigned notary public, on this day personally appeared Jack D. Sterling, who is the Trustee herein, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 10 day of Dec. 2019.

  
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Notary Public, State of Texas



## FILED AND RECORDED

**Instrument Number: 19-101**

Filing and Recording Date: 12/11/2019 03:49:02 PM Pages: 4 Recording Fee: \$4.00

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.

Donna Jackson, Deputy

Returned To: