

**Notice of Foreclosure Sale**

October 7, 2021

First Lien and Second Lien Deed of Trust, Security Agreement and Financing Statement ("Deed of Trust"):

Dated: October 5, 2021

Grantor: Barbara J. Posso and Charlie Posso

Trustee: Kent M. Hanszen

Lender: Gerald Puglisi, Sr.

Recorded in: Clerk's File No. 2002482 of the real property records of Waller County, Texas

Legal Description: See Exhibit "A" attached hereto and incorporated herein for all purposes

Secures: Promissory Notes ("Notes") in the original principal amount of \$109,000.00, executed by Barbara J. Posso and Charlie Posso ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, November 2, 2021

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 12:00 p.m. and not later than three hours thereafter.

Place: Bayou City Event Center, 9401 Knight Road, Houston, TX 77045

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 Lender's bid may be by credit against the indebtedness secured by the liens of the Deed of Trust.

Default has occurred in the payment of the Notes and in the performance of the obligations of the Deed of Trust. Because of that default, Gerald Puglisi, Sr., the owner and holder of the Notes, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Gerald Puglisi, Sr.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Gerald Puglisi, Sr.'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.

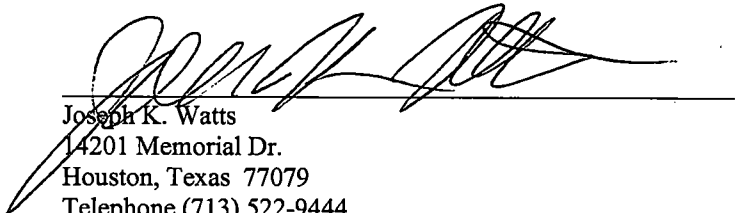
If Gerald Puglisi, Sr. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Gerald Puglisi, Sr., 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.



Joseph K. Watts
14201 Memorial Dr.
Houston, Texas 77079
Telephone (713) 522-9444
Telecopier (713) 524-2580

FILED AND RECORDED

Instrument Number: 21-031

Filing and Recording Date: 10/11/2021 10:33:02 AM Pages: 3 Recording Fee: \$3.00

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: