



Notice of Trustee's Sale

DATE: March 8, 2019

NOTE: Promissory Note described as follows:

Date: July 18, 2013
Maker: Robert M. Coy
Lender/Payee: Antonio Bugio
Original Principal Amount: \$600,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: July 18, 2013
Grantor: Robert M. Coy
Trustee: Stephen A. Mendel
Lender/Beneficiary: Antonio Bugio
Recorded: In Volume 1370, Page 329 in the Real Property Records of Waller County, Texas

LENDER: Antonio Bugio

BORROWER: Robert M. Coy

PROPERTY: The real property described as:

63.279 acres of that one certain tract of land situated in the Samuel C. Hady Survey, Abstract 31, Waller County, Texas being that certain 63.586 acre tract of land described in deed recorded in Volume 214, Page 422, a portion of that certain 0.154 acre tract of land described in deed recorded in Volume 269, Page 261 and that certain 1.357 acre tract of land described in deed recorded in Volume 305, Page 295, Deed Records of Waller County, Texas.

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: Stephen A. Mendel, Trustee
1155 Dairy Ashford, Suite 104
Houston, TX 77079

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

~~April 2, 2019~~ 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:


Waller County Courthouse
836 Austin Street
Hempstead, TX 77445

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 § 51.002 has requested that the 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 and Texas Business and Commerce Code § 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, 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, AND WITH ALL FAULTS.

EXECUTED on this 11TH day of March 2019.

By: 
Stephen A. Mendel, Trustee

**AFTER RECORDING
RETURN TO:**

Stephen A. Mendel
1155 Dairy Ashford, Suite 104
Houston, TX 77079
O: 281-759-3213
info@mendellawfirm.com

FILED AND RECORDED

Instrument Number: 19-020

Filing and Recording Date: 03/11/2019 10:22:46 AM Pages: 3 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.

Martene Arranaga, Deputy

Returned To: