



NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on August 24, 2017, MUH CONTROLS, LLC ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$77,000.00, payable to the order of Jet Lending, LLC, which Deed of Trust is recorded under Clerk's File No. 1706593 in the Real Property Records of Waller County, Texas, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

The South 16- 2/3rds (S. 16-2/3rds) feet of Lot Seven (7), all of Lot Eight (8) and the adjoining North 16-2/3rds (N. 16/2/3rds) feet of Lot Nine (9), in Block Four Hundred Eighty-One (481) of TOWN OF HEMPSTEAD, Waller County, Texas, according to the map or plat thereof, recorded in Volume 106, Page 306 of the Deed Records of Waller County, Texas and Volume 516, Page 850 of the Official Public Records of Waller County, Texas, commonly known as 1925 12th Street, Hempstead, Texas, 77445; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Megan Randle, Pete Florez, Ebbie Murphy, Florence Rosas, Clifford D. Harmon, and Turrie Silva or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Jet Lending, LLC, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, February 04, 2020, being the first Tuesday of such month, at the county courthouse of Waller County, Texas, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the Waller County Courthouse, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at 1:00 p.m., or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said TUESDAY, February 04, 2020.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of January 14, 2020.


Signature

Pete Florez
Printed Name

, Substitute Trustee

Matter No. 1374

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

FILED AND RECORDED

Instrument Number: 20-006

Filing and Recording Date: 01/14/2020 03:39:40 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

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: