



Notice of Foreclosure Sale

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.

Deed of Trust ("Deed of Trust"):

Dated: August 1, 2013

Grantor: Sidney John Garza

Trustee: Anthony T. Sortino

Lender: Keith Wright

Recorded in: Clerk's File No. 1305377, Vol. 1373, Page 781 of the Real Property Records of Waller County, Texas, as modified by instrument recorded under Clerk's File Number 1600881, Official Public Records of Waller County, Texas

Legal Description: Lot Forty-One (41), in Block Three (3), of **LAKESIDE SUBDIVISION, SECTION ONE (1)**, a subdivision in Waller County, Texas, according to the Correction Plat thereof recorded in Volume 370, Page 474, of the Deed Records, Waller County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$105,000.00, executed by Sidney John Garza ("Borrower") and payable to the order of Lender, as modified by Modification and Extension Agreement dated February 1, 2016

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Foreclosure Sale:

Date: Tuesday, April 6, 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 10:00 A.M. and not later than three hours thereafter.

Place: The South entrance of the Waller County Courthouse located at 836 Austin St., Hempstead, Texas 77445.

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 Keith Wright'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, Keith Wright, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Keith Wright's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Keith Wright's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

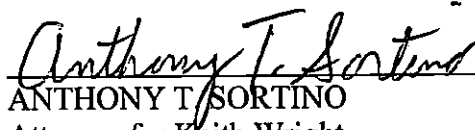
Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Keith Wright 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 Keith Wright. 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.



ANTHONY T. SORTINO

Attorney for Keith Wright

State Bar No.: 18855500

500 W. Main St.

Tomball, Texas 77375

(281) 351-4040

(832) 240-5617

sortino@cdstexas.com

PROPERTY TO BE POSTED AND FILED FOR FORECLOSURE:

Address: 1631 Bob White St.
Brookshire, TX 77423

Residential Property

Trustee: Anthony T. Sortino
500 W. Main St.
Tomball, TX 77375
(281) 351-4040
sortino@cdstexas.com

FILED AND RECORDED

Instrument Number: 21-006

Filing and Recording Date: 03/03/2021 11:06:20 AM Pages: 5 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,



A handwritten signature in cursive script that reads "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: