



NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. Property described as follows:

Section 6, Block 6, Lot Six (6) and the South One-Hundred Twenty Feet (120') of Lot Seven (7) of ROLLING HILLS COLONY, WALLER COUNTY, TEXAS, according to the plat thereof recorded in the office of the County Clerk of Waller County, Texas, and being a portion of the property described in the certain Warranty Deed recorded as Instrument Number 1909570 of the Official Public Records of Waller County, Texas, securing the obligations therein described payable to Smith Brothers Land, Inc., 5808 Canterbury Drive, Bryan, Texas 77802.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: July 5, 2023
Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter.
The sale shall be completed by no later than 4:00 P.M.
Place: The East Side Assembly Room in the Waller County Courthouse

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of the sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that bylaw the 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by **Remington Blake Connors, President of Remington Services, LLC**. The deed of trust is dated September 15, 2020, and is recorded in the office of the County Clerk of Waller County, Texas, under Instrument Number 2008917 of the Official Public Records of Waller County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$60,000.00 executed by **Remington Blake Connors, President of Remington Services, LLC**, and payable to the order of **Smith Brothers Land, Inc.**; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of **Remington Blake Connors, President of Remington Services, LLC** to **Smith Brothers Land, Inc.** Smith Brothers Land, Inc. is the current owner and holder of the obligations and is the beneficiary under the deed of trust.

As of May 10, 2023, there was owed \$4,510.47 on the note, being principal, interest and late fees in the following amounts: \$2,630.97 of principal, \$1,729.50 accumulated interest, and \$150.00 in late fees.

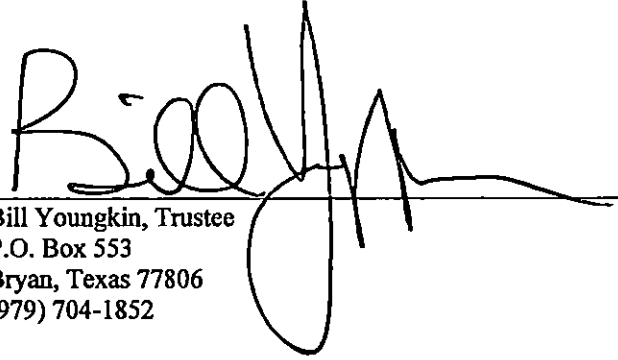
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Youngkin & Associates
Post office Box 553, Bryan, Texas 77806

Attention: Bill Youngkin
Telephone: 979-704-1852

6. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED this the 23rd day of May, 2023.



Bill Youngkin, Trustee
P.O. Box 553
Bryan, Texas 77806
(979) 704-1852

FILED AND RECORDED

Instrument Number: 23-049

Filing and Recording Date: 05/24/2023 09:09:47 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.

Marlene Arranaga, Deputy

Returned To: