



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.

NOTICE OF FORECLOSURE SALE BY SUBSTITUTE TRUSTEE

Lien Holder: Morgan Rockwood Properties, LLC

Debtor/Owner: HG International, LLC

Property: The house and lot, including all improvements thereon, located at 24600 Nine Bar Road, Hempstead, Texas 77445, more particularly described in "Exhibit A."

Deed of Trust/Lien: That certain Deed of Trust dated March 29, 2019 by and between Debtor/Owner, as Grantor; Lien Holder, as Beneficiary; and Scott R. Valby, as Trustee, to secure all payment and other obligations listed therein and contained in that certain Note of same date, in the principal amount of \$655,000. Document # 1902562, Recorded on April 1, 2019, Official Public Records, Waller County, Texas.

Indebtedness: The entire outstanding principal balance owed under the above-referenced Note and Deed of Trust, plus any additional fees, interest, dues, and attorney's fees incurred.

Substitute Trustee: Lee Carroll, PO Box 692389, Houston, Texas 77269-2389, and/or the attorneys, including Kyle B. Fonville, Rhett Warren, and Justus Anderson, of Warren Fonville, PLLC, 1635 Rogers Road, Fort Worth, Texas 76107.

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

Date: January 5, 2021, which is at least 21 days after the date of this notice

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: The foyer at the south entrance of the Waller County Courthouse located at 836 Austin Street, Suite 217, Hempstead, Texas 77445, or as otherwise designated by the County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code; if no area is designated, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Type of Sale: The sale is a nonjudicial lien foreclosure sale being conducted pursuant to that certain Deed of Trust dated March 29, 2019 by and between Debtor/Owner, as Grantor; Lien Holder, as Beneficiary; and Scott R. Valby, as Trustee, to secure all payment and other obligations listed therein and contained in that certain Note of same date, in the principal amount of \$655,000. Document # 1902562, Recorded on April 1, 2019, Official Public Records, Waller County, Texas.

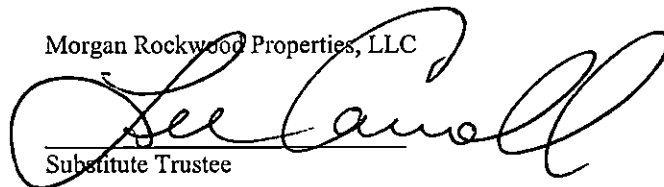
Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to Texas law and the relevant instruments permitting the Lien Holder to have the bid credited

to the sales price up to the amount of the unpaid debt secured by its lien against the Property at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

SIGNED on this the 4 day of December 2020.

Morgan Rockwood Properties, LLC

A handwritten signature in black ink, appearing to read "Lee Annell", written over a horizontal line.

Substitute Trustee

“Exhibit A”

TRACT ONE:

BEING A 26.266 ACRE TRACT OF LAND SITUATED IN THE PETER HARPER SURVEY A 137, WALLER COUNTY, TEXAS, AND BEING THE SAME CALL 26.266 ACRE TRACT OF LAND, DESIGNATED AS LOT 6A, NINE BAR WEST, A RESUBDIVISION RECORDED IN VOLUME 603, PAGE 730 OFFICIAL PUBLIC RECORDS WALLER COUNTY, TEXAS, SAID 26.266 ACRE TRACT OF LAND, LOT 6A, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND IN LOWER NORTH LINE OF LOT 8, NINE BAR WEST, THE SOUTHWEST CORNER OF A CALL 43.282 ACRE TRACT OF LAND DESIGNATED AS LOT 6B, A RESUBDIVISION OF LOT 1, 3 AND 6, NINE BAR WEST, RECORDED IN VOLUME 603, PAGE 730, OFFICIAL PUBLIC RECORDS WALLER COUNTY, TEXAS, THE SOUTHEAST CORNER OF LOT 6A, FOR THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 36 MINUTES 14 SECONDS WEST (BEARING BASIS), ALONG A PORTION OF THE LOWER NORTH LINE OF LOT 8, A DISTANCE OF 1530.04 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF LOT 5, THE SOUTHWEST CORNER OF LOT 6A, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 16 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE LOT 5, DISTANCE OF 1461.84 FEET TO A 1/2 INCH IRON PIPE FOUND WITH A PLASTIC CAP STAMPED KALKOMEY SURVEYING IN THE SOUTH LINE OF A CALL 10.100 ACRE TRACT OF LAND, DESCRIBED BY DEED DATED JANUARY 14, 2011, TO GARY MARGOLIS AND SHANNON MARGOLIS, HUSBAND AND WIFE RECORDED IN VOLUME 1241, PAGE 415 OFFICIAL PUBLIC RECORDS WALLER COUNTY, TEXAS, SAID 10.100 ACRE TRACT BEING PART OF LOT 3B, NINE BAR WEST, RESUBDIVISION, THE SOUTH LINE OF A 60 FT. PRIVATE ROADWAY, THE NORTHEAST CORNER OF LOT 5, THE NORTHWEST CORNER OF LOT 6A FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 11 MINUTES 26 SECONDS EAST, ALONG A PORTION OF THE SOUTH LINE OF THE CALL 10.100 ACRE TRACT OF LAND, ALONG THE SOUTH LINE OF THE 60 FT. PRIVATE ROADWAY, A DISTANCE OF 290.92 FEET TO A 1/2 INCH IRON PIPE FOUND WITH A PLASTIC CAP STAMPED KALKOMEY SURVEYING, THE NORTHWEST CORNER OF LOT 6B, THE NORTHEAST CORNER OF LOT 6A, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 28 DEGREES 00 MINUTES 49 SECONDS EAST, ALONG THE WEST LINE OF LOT 6B, A DISTANCE OF 713.17 FEET TO AN ANGLE POINT OF LOT 6B, AN ANGLE POINT OF LOT 6A, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 50 DEGREES 08 MINUTES 38 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF LOT 6B, AT 212.33 FEET PASS A 1/2 INCH IRON PIPE FOUND FOR REFERENCE, CONTINUING A TOTAL DISTANCE OF 1266.48 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 26.266 ACRE TRACT OF LAND, MORE OR LESS, LOT 6A.

TRACT TWO:

LOT FIVE, (5), NINE BAR WEST SUBDIVISION, WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 591 PAGE 18 OFFICIAL RECORDS OF WALLER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS BY REQUEST AS FOLLOWS:

BEING A 33.606 ACRE TRACT OF LAND, SITUATED IN THE PETER HARPER SURVEY, A 137, WALLER COUNTY, TEXAS, AND BEING THE SAME CALL 33.606 ACRE TRACT OF LAND, DESIGNATED AS LOT 5, NINE BAR WEST, A SUBDIVISION RECORDED IN VOLUME 519, PAGE 18, OFFICIAL PUBLIC RECORDS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND IN LOWER NORTH LINE OF LOT 8, NINE BAR WEST, THE SOUTHWEST CORNER OF LOT 6A, A RESUBDIVISION OF LOT 1, 3 AND 6, NINE BAR WEST, RECORDED IN VOLUME 603, PAGE 730, THE SOUTHEAST CORNER OF LOT 5, FOR THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 36 MINUTES 14 SECONDS WEST (BEARING BASIS), ALONG A PORTION OF THE LOWER NORTH LINE OF LOT 8, A DISTANCE OF 1253.53 FEET TO A 1/2 INCH IRON PIPE FOUND FOR AND INTERIOR CORNER OF LOT 8, THE EAST LINE OF A 70 FT. PRIVATE ROADWAY, THE SOUTHWEST CORNER OF LOT 5, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 26 DEGREES 07 MINUTES 52 SECONDS EAST, ALONG THE UPPER EAST LINE LOT 8 ALONG THE EAST LINE OF A 70 FT. PRIVATE ROADWAY, A DISTANCE OF 659.14 FEET TO A 1/2 INCH IRON PIPE FOUND FOR AN ANGLE POINT OF LOT 8, AN ANGLE POINT OF LOT 5, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 20 MINUTES 35 SECONDS EAST, CONTINUING ALONG THE UPPER EAST LINE OF LOT 8, CONTINUING ALONG THE EAST LINE OF THE 70 FT. PRIVATE ROADWAY, A DISTANCE OF 906.04 FEET TO A 1 INCH IRON PIPE FOUND IN THE SOUTH LINE OF A CALL 10.022 ACRE TRACT OF LAND DESCRIBED BY DEED DATED JULY 25, 2006, TO COLT D. HAACK, A MARRIED PERSON, RECORDED IN VOLUME 977, PAGE 246, OFFICIAL PUBLIC RECORDS WALLER COUNTY, TEXAS, SAID 10.022 ACRES BEING PART OF LOT 3B, NINE BAR WEST, A RESUBDIVISION, RECORDED IN VOLUME 603, PAGE 730, OFFICIAL PUBLIC RECORDS WALLER COUNTY, TEXAS, THE INTERSECTION OF THE EAST LINE OF THE 70 FOOT PRIVATE ROADWAY WITH THE SOUTH LINE OF A 60 FOOT PRIVATE ROADWAY, THE UPPER NORTHEAST CORNER OF LOT 8, THE NORTHWEST CORNER OF LOT 5, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 11 MINUTES 26 SECONDS EAST, ALONG A PORTION OF THE SOUTH LINE OF THE CALL 10.022 ACRE TRACT OF LAND, ALONG A PORTION OF THE SOUTH LINE OF A CALL 10.100 ACRE TRACT OF LAND, DESCRIBED BY DEED DATED JANUARY 14, 2011, TO GARY MARGOLIS AND SHANNON MARGOLIS, HUSBAND AND WIFE, RECORDED IN VOLUME 1241, PAGE 415, OFFICIAL PUBLIC RECORDS WALLER COUNTY, TEXAS, SAID 10.100 ACRE TRACT BEING PART OF LOT 3B, NINE BAR WEST, RESUBDIVISION, A DISTANCE OF 900.26 FEET TO A 1/2 INCH IRON PIPE FOUND WITH A PLASTIC CAP STAMPED KALMOMEY SURVEYING, THE NORTHWEST CORNER OF LOT 6A, THE NORTHEAST CORNER OF LOT 5, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 16 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE OF LOT 6A, A DISTANCE OF 1461.84 FEET TO THE POINT OF BEGINNING, CONTAINING WITH THESE METES AND BOUNDS A 33.606 ACRE TRACT OF LAND, LOT 5, AS SURVEYED BY ROBERT MCCAY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4509, MAY 16, 2013.

FILED AND RECORDED

Instrument Number: 20-064

Filing and Recording Date: 12/11/2020 11:20:00 AM Pages: 5 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,



A handwritten signature in black ink that reads "Debbie Hollan". The signature is written in a cursive style.

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.

Zelmon Fairchild II, Deputy

Returned To: