

Notice of Foreclosure Sale

December 8, 2016

Deed of Trust ("Deed of Trust"):

Dated: August 29, 2016

Grantor: Lawrence Michael Carey and Hollis Ann Carey

Trustee: James T. Mahan

Lender: A-Z Tax Solution Store, Inc. dba Tax Solutions-Trusted Globally

Recorded in: Instrument No. 1606046 filed in the real property records of Waller County, Texas

Legal Description: A 15.00 ACRE TRACT OR PARCEL OF LAND OUT OF THE POLLY PERRY LEAGUE, ABSTRACT 236, IN WALLER COUNTY, TEXAS, BEING OUT OF THAT CERTAIN 49.403 ACRE TRACT DESCRIBED IN A DEED TO EVERETT HOOVER FROM FRANK HOOVER AND WIFE, LOUISE HOOVER, DATED APRIL 6, 1978, AND FILED OF RECORD IN VOLUME 286, PAGE 259 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED AND MADE A PART HEREOF.

Secures: Promissory Note Secured By Real Estate ("Note") in the original principal amount of \$80,000.00, executed by Lawrence Michael Carey and Hollis Ann Carey ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

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

Trustee: James T. Mahan

Trustee's Address: 10497 Town and Country Way, Suite 700, Houston, TX 77024

Foreclosure Sale:

Date: Tuesday, January 3, 2016

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 am and not later than three hours thereafter.**

Place: Waller County Courthouse, 836 Austin St, Hempstead, TX 77445. in the area designated by the commissioners court for sales of property under Tex. Prop. Code § 51.002 in Waller County, TX.

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 A-Z Tax Solution Store, Inc. dba Tax Solutions-Trusted Globally'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, A-Z Tax Solution Store, Inc. dba Tax Solutions-Trusted Globally, 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 A-Z Tax Solution Store, Inc. dba Tax Solutions-Trusted Globally's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with A-Z Tax Solution Store, Inc. dba Tax Solutions-Trusted Globally'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 A-Z Tax Solution Store, Inc. dba Tax Solutions-Trusted Globally 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 A-Z Tax Solution Store, Inc. dba Tax Solutions-Trusted Globally. Prospective bidders are strongly urged to examine the

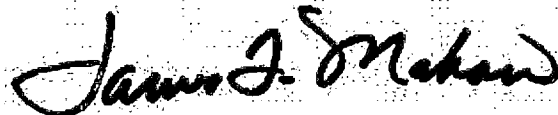
applicable property records to determine the nature and extent of such matters, if any.

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.

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.

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.



James T. Mahan
Attorney for A-Z Tax Solution Store, Inc. dba
Tax Solutions-Trusted Globally

EXHIBIT "A"

A 15.000-acre tract or parcel of land out of the Polly Perry League, Abstract 236, in Waller County, Texas, being out of that certain 49.403-acre tract described in a deed to Everett Hoover from Frank Hoover and wife, Louise Hoover, dated April 6, 1978, and filed of record in Volume 286 Page 259 in the Deed Records of Waller County, Texas.

All bearings stated herein are based on the North line of the said 49.403-acre tract, having a bearing of South 88°00'00" East, and being recorded in Volume 35 Page 207 of the Deed of Trust Records of Waller County, Texas. Said 15.000-acre tract being described as follows:

BEGINNING at a call and found 1" (G.I.P.) Galvanized Iron Pipe at the Northwest corner of said 49.403-acre tract, and being the Southwest corner of a 25-acre tract recorded in Volume 168 Page 150 of the Deed Records of Waller County, Texas, and same being the Northwest corner of the herein described 15.000-acre tract, from which a call and found 4" x 4" concrete monument at the Northwest corner of a 25-acre tract recorded in Volume 168 Page 449 of the Deed Records of Waller County, Texas, and being the Northwest corner of a 255.5-acre tract recorded in Volume 101 Page 324 of the Deed Records of Waller County, Texas, bears North 01°02'30" East, a distance of 1279.89 feet.

THENCE, South 88°00'00" East, a distance of 1706.19 feet along the North line of said 49.403-acre tract and the South line of said 25-acre tract recorded in Volume 168 Page 150 of said Deed Records to a call and found 1" (G.I.P.) for the Northeast corner of the herein described 15.000-acre tract and being the Northeast corner of said 49.403-acre tract in the west right-of-way line of Penick Road from which a call and found 4" x 4" concrete monument bears North 00°52'53" East a distance of 1280.68 feet.

THENCE, South 01°08'08" West, a distance of 383.09 feet along the west right-of-way line of Penick Road to a set 5/8" Iron Rod for the Southeast corner of the herein described 15.000-acre tract from which a call and found 1" (G.I.P.) at the Southeast corner of said 49.403-acre tract bears South 01°08'08" West a distance of 879.11 feet.

THENCE, North 88°00'00" West, a distance of 900.00 feet to a set 5/8" Iron Rod, continuing a total distance of 1705.51 feet to a 5/8" Iron Rod set for the Southwest corner of the herein described 15.000-acre tract from which a call and found 1" (G.I.P.) at the Southwest corner of said 49.403-acre tract and the Southeast corner of a 198.6896-acre tract recorded in Volume 352 Page 330 of the Deed Records of Waller County, Texas, bears South 01°02'01" West, a distance of 879.27 feet.

THENCE, North 01°02'01" East, a distance of 383.10 feet along the east line of said 198.6896-acre tract and the west line of said 49.403-acre tract to the POINT OF BEGINNING of the herein described tract and containing 15.000-acres of land.

FILED AND RECORDED

Instrument Number: 16-081

Filing and Recording Date: 12/09/2016 11:39:32 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,



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.

Kim Imhoff, Deputy

Returned To: