



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: September 2, 2011

Grantor: Charles J. Ritter, III and Debrah J. Ritter

Trustee: Lee Van Richardson, Jr.

Substitute Trustee: Jerold Gardner

Lender: Larry W. Jones and Patricia J. Jones

Recorded in: Document No. 1104663, Vol. 1270, Pg. 755, of the Deed Records of Waller County, Texas

Legal Description: Lot Sixty-Three (63), **WEST MAGNOLIA FOREST, SECTION ELEVEN**, a subdivision in Waller County, Texas, according to the map or plat recorded in Volume 218, Page 423 of the Deed Records of Waller County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$18,591.25, executed by **Charles J. Ritter, III and Debrah J. Ritter** ("Borrowers") and payable to the order of Lender and all other indebtedness of Borrowers to Lender

Foreclosure Sale:

Date: Tuesday, February 5, 2019

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: At the foyer at the South entrance of the Waller County Courthouse, 836 Austin St., Hempstead, Texas 77445, or any other place designated by the Waller County Commissioner's Court as the area for foreclosures to take place.

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 **Larry W. Jones and Patricia J. Jones'** 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, **Larry W. Jones and Patricia J. Jones**, the owners and holders of the Note, have requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of **Larry W. Jones and Patricia J. Jones'** election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with **Larry W. Jones and Patricia J. Jones'** 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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

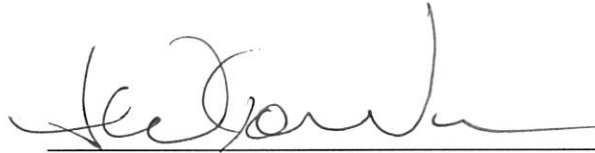
If **Larry W. Jones and Patricia J. Jones** pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 **Larry W. Jones and Patricia J. Jones**. 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, Substitute 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 Substitute Trustee.

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.



JEROLD GARDNER, Substitute Trustee

TBN: 07656200

JWGPC@aol.com

500 W. Main Street

Tomball, Texas 77375

Telephone (713) 834-7787

Telecopier (832) 559-1705

FILED AND RECORDED

Instrument Number: 19-009

Filing and Recording Date: 01/14/2019 11:46:31 AM Pages: 4 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.

Jenifer Deutrich, Deputy

Returned To: