

**Notice of Foreclosure Sale**

October 11, 2022

Deed of Trust and Security Agreement ("Deed of Trust"):

Dated: December 17, 2020

Grantor: MN JUNG PROPERTY INVESTMENTS, LLC

Trustee: Michael C. O'Connor

Lender: Wangan Investments, LLC

Recorded in: RP-2020-640669 of the real property records of Waller County, Texas

Legal Description: See Exhibit A attached hereto

Secures: Promissory Note ("Note") in the original principal amount of \$300,000, executed by MN JUNG PROPERTY INVESTMENTS, LLC ("Borrower") and payable to the order of Lender

Original 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

Released Property: The real property described in the attached Exhibit B

Property: The Original Property, save and except the Released Property

Substitute Trustee: Steven M. Smith

Substitute Trustee's Address: 710 North Post Oak Road, Suite 209, Houston, TX, 77024

Mortgage Servicer: FCI LENDER SERVICES, INC.

Mortgage Servicer's Address: 8180 E. Kaiser Blvd,
Anaheim, CA 92808-2277

Foreclosure Sale:

Date: Tuesday, November 1, 2022

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 1 p.m. and not later than three hours thereafter.

Place: In the foyer at the south entrance to the Waller County Courthouse, Hempstead, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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 Wangan Investments, LLC'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, Wangan Investments, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Mortgage Servicer is representing Wangan Investments, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Wangan Investments, LLC. The address of Mortgage Servicer is set forth above.

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 Wangan Investments, LLC 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 Wangan Investments, LLC. 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.

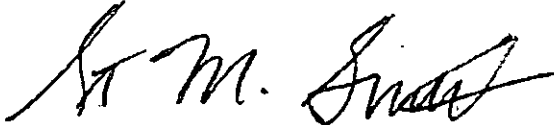
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.



Steven M. Smith
Attorney for Mortgage Servicer



Steven M. Smith
710 North Post Oak Road, Suite 209
Houston, TX 77024
Telephone (713) 355-5600
Telecopier (713) 355-5606

Exhibit "A"
Property Description

TRACT 1:

Twenty-one (21) of INDIAN OAKS ESTATES, a subdivision of 117.44 acres located in the S. C. Hady Survey, Abstract 31. and the John McFarland League, Abstract 46, in Waller County, Texas, according to the map or plat thereof, recorded in Volume 219, Page 56 of the Deed Records of Waller County, Texas. as to Tract 1

TRACT 2:

Lot One Hundred Eight (108), of GREENGATE ACRES, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 108, Page 6, of the Map Records of Harris County, Texas. as to Tract 2

TRACT 3:

A 0.32 ACRE TRACT OF LAND, MORE OR LESS, BEING THAT SAME CALLED 0.3142 ACRE TRACT CONVEYED FROM LEO H. GOATES TO BOBBY H. & ROSA L. JORDEN BY DEED RECORDED IN VOLUME 674, PAGE 907 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAME BEING ALSO PART OF OUTLOTS 65 & 66;

SAID 0.32 ACRE TRACT, WHICH IS COMPRISED OF A PORTION OF THE W.W. SNYDER SURVEY, ABSTRACT 338, IS SITUATED JUST NORTHWEST OF THE TOWN OF BROOKSHIRE AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (WITH CAP STAMPED "KALKOMEY SURVEYING") FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID KELLER ROAD AND AT A NORTHWEST CORNER OF A 9.0129 ACRE TRACT CONVEYED TO BOBBY H. & ROSA L. JORDEN BY DEED RECORDED IN VOLUME 668, PAGE 121 OF SAID DEED RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT, WHENCE THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID KELLNER ROAD WITH THE NORTH RIGHT-OF-WAY LINE OF GASSNER ROAD BEARS S 01 DEG. 53' 43" E, A DISTANCE OF 163.48 FT;

THENCE N 01 DEG. 53' 43" W ALONG THE WEST LINE OF THIS TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID KELLNER ROAD, A DISTANCE OF 102.53 FT TO A 1/2" IRON ROD (WITH CAP STAMPED "KALKOMEY SURVEYING") FOUND AT THE SOUTHWEST CORNER OF A 0.3736 ACRE TRACT CONVEYED TO TODD WIGGS BY DEED RECORDED IN VOLUME 1325, PAGE 593 OF SAID DEED RECORDS, FOR THE

NORTHWEST CORNER OF THIS TRACT;

THENCE N 88 DEG. 36' 14" E ALONG THE NORTH LINE OF THIS TRACT AND THE SOUTH LINE OF SAID 0.3736 ACRE TRACT, A DISTANCE OF 148.06 FT TO A 1/2" IRON ROD (WITH CAP STAMPED "KALKOMEY SURVEYING") FOUND IN A WEST LINE OF SAID 9.0129 ACRE TRACT AND AT THE SOUTHEAST CORNER OF SAID .03736 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 04 DEG. 13' 46" E ALONG THE EAST LINE OF THIS TRACT AND A WEST LINE OF SAID 9.0129 ACRE TRACT, A DISTANCE OF 85.54 FT. TO A 1/2" IRON ROD (WITH CAP STAMPED "KALKOMEY SURVEYING") FOUND AT AN INTERIOR CORNER OF SAID 9.0129 ACRE TRACT, FOR THE SOUTHEAST LINE OF THIS TRACT;

THENCE S 82 DEG. 09' 47" W ALONG THE SOUTH LINE OF THIS TRACT AND A NORTH LINE OF SAID 9.0129 ACRE TRACT, A DISTANCE OF 152.35 FT. TO THE BEGINNING POINT, CONTAINING 0.32 ACRE, MORE OR LESS.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only. as to Tract 3

Property 4:
TRACT 4:

FIELD NOTES FOR A 5.000 ACRE TRACT OF AND OUT OF A 31 ACRE TRACT (VOLUME 481, PAGE 381, DEED RECORDS) LOCATED IN THE JOHN MCFARLAND SURVEY, ABSTRACT 46, WALLER COUNTY, TEXAS.

BEGINNING: At a 1/2 inch iron rod found in the Northeast line of this tract marking the South corner of Tract 21 and the West corner of Tract 20 of Indian Oaks Subdivision (Volume 219, Page 56, Deed Records);

THENCE: South 56 degrees 00' 00" East a distance of 32.34 feet along the Southwest line of said Tract 20 to a 1/2 inch iron rod set for the East corner of this tract and the North corner of a 26.51 acre tract (Volume 481, Page 381, Deed Records), said corner bears South 36 degrees 33' 48" West a distance of 0.61 feet from a car axle found;

THENCE: South 36 degrees 33' 48" West a distance of 660.66 feet to a 1/2 inch iron rod set in the Northwest line of said 26.51 acre tract for the South corner of this tract and an East corner of the residue of said 31 acre tract;

THENCE: North 56 degrees 00' 00" West a distance of 330.00 feet to a 1/2 inch iron rod set for the West corner of this tract and an interior corner of the residue of said 31 acre tract;

THENCE: North 36 degrees 33' 48" East a distance of 660.66 feet to a 1/2 inch iron rod set in the Southwest line of Tract 22 of said Indian Oaks Subdivision for the North corner of this tract and the Northeast corner of the residue of said 31 acre tract;

THENCE: South 56 degrees 00' 00" East a distance of 297.66 feet along the Southwest line of said Indian Oaks Subdivision to the ACTUAL PLACE OF BEGINNING and containing 5.000 acres of land.

NOTE: Company does not represent that the above acreage or square footage calculations are correct.

EXHIBIT B

Being a 0.32 acre parcel of land situated in the W. Snyder Survey, Abstract 338, Waller County, Texas, and being the same called 0.3142 acres as described as Tract 3 in the deed recorded in Waller County Clerk's File 2012920, with the basis of bearings being Texas State Plane South Central Zone NAD83, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with plastic cap in the eastern right of way of Kellner Road (50' R.O.W.) for the northwest corner of the called 9.111 acres as described in W.C.C.F. 1810088, and marking the southwest corner of the herein described parcel;

THENCE, North 01° 51' 25" West, a distance of 102.59 feet (called 102.53 feet) along the eastern right of way of Kellner Road to a 5/8" iron rod found with plastic cap for the southwest corner of the called 0.3736 acres as described in W.C.C.F. 1205787, and marking the northwest corner of the herein described parcel;

THENCE, North 88° 34' 37" East, a distance of 147.98 feet (called 148.06 feet) along the southern line of the called 0.3736 acres to a 5/8" iron rod found with plastic cap in the western line of the called 9.111 acres for the southeast corner of the called 0.3736 acres, and marking the northeast corner of the herein described parcel;

THENCE, South 04° 18' 07" East, a distance of 85.60 feet (called 85.54 feet) along the western line of the called 9.111 acres to a 5/8" iron rod found marking the southeast corner of the herein described parcel;

THENCE, South 82° 08' 23" West, a distance of 152.47 feet (called 152.35 feet) along the northern line of the called 9.111 acres back to the **POINT OF BEGINNING** and containing 0.32 acres of land.

FILED AND RECORDED

Instrument Number: 22-043

Filing and Recording Date: 10/11/2022 02:28:05 PM Pages: 8 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 black ink 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.

Donna Jackson, Deputy

Returned To: