



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.

H09989-257

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

543 SANTA ROSA HILLS DRIVE, KATY, TEXAS 77493

LEGAL DESCRIPTION LOT 22, IN BLOCK 2, OF SUNTERRA, SECTION 5, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT THEREOF RECORDED IN CLERK'S FILE NO. 202110450 OF THE PLAT RECORDS OF WALLER COUNTY, TEXAS.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF
WALLER COUNTYRECORDED ON
AUGUST 19, 2022UNDER DOCUMENT#
2211187

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

DATE

TIME

THE FOYER AT THE SOUTH ENTRANCE OF THE
COURTHOUSE OR AS DESIGNATED BY THE COUNTY
COMMISSIONER'S OFFICE

DECEMBER 3, 2024

10:00 AM - 1:00 PM

TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 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.

OBLIGATIONS SECURED

The Deed of Trust executed by DAT THANH NGUYEN, provides that it secures the payment of the indebtedness in the original principal amount of \$380,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. METRO CITY BANK is the current mortgagee and mortgage servicer of the note and deed of trust. METRO CITY BANK's address is 5114 Buford Highway NE, Doraville, Georgia 30340. To the extent applicable, TEXAS PROPERTY CODE § 51.0025 authorizes a mortgage servicer to collect the debt.

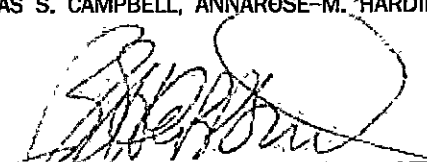
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

MEGAN RANDLE, ROBERT RANDLE OR EBBIE MURPHY, NICHOLAS S. CAMPBELL, ANNAROSE-M. HARDING, SARA A. MORTON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton


GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED: November 12, 2024

NAME:   TRUSTEE

FILED AND RECORDED

Instrument Number: 24-086

Filing and Recording Date: 11/12/2024 04:19:58 PM Pages: 2 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,



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: