



## NOTICE OF TRUSTEE'S SALE

**Date:** April 7, 2021

**Substitute Trustee:** Carbett "Trey" J. Duhon III

**Substitute Trustee's Address:** P.O. Box 640, Waller, Texas 77484

**Lender:** Fate Company, LLC, as assignee of the Note and Deed of Trust from assignor  
Lori S. Blazer

**Note:** Note dated March 20, 2015, in the amount of \$94,400.00

### Deed of Trust

**Date:** March 20, 2015

**Grantor:** Bryan Michael Milligan, an individual

**Mortgagee:** Fate Company, LLC, as assignee of the Note and Deed of Trust from  
assignor Lori S. Blazer

**Recording information:** Document No. 1502060 of the Official Public Records of  
Waller County, Texas

### Property:

A fifteen (15) acre tract of land, more or less in the Samuel McKirley Survey, Abstract No. 218 of Waller County, Texas, being more particularly described in a Warranty Deed with Vendor's Lien dated March 20, 2015 from Lori S. Blazer to Bryan Michael Milligan recorded at Document No. 1502059 of the Official Public Records of Waller County, Texas.

**County:** Waller

**Date of Sale (first Tuesday of month):** Tuesday, June 1, 2021

**Time of Sale:** 10:00 am

**Place of Sale:** Waller County Courthouse, Front Foyer – 836 Austin St, Hempstead, Texas  
77445

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.

Lender has appointed Carbett "Trey" J. Duhon III as Trustee under the Deed of Trust and Notice of Substitute Trustee. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**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.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



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Carbett "Trey" J. Duhon III  
P.O. Box 640  
Waller, Texas 77484

## FILED AND RECORDED

**Instrument Number: 21-017**

Filing and Recording Date: 05/10/2021 12:53:52 PM Pages: 3 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*

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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: