

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 7th day of January, 2021 at 9:10 am.
Stephanie M. Sanders, Robertson County Clerk

February

by: SMS

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

STATE OF TEXAS §
COUNTY OF ROBERTSON §

Filed for Record in:
Robertson County
On: Jan 07, 2021 at 09:05A
By: Sarah Tepera

WHEREAS, SHEILA RENEE TEAGUE ("Mortgagors" whether one or more), executed and delivered to STEPHEN E. TOOMEY, Trustee, that certain Deed of Trust (the "Deed of Trust") dated August 24, 2015, recorded in the Official Public Records of Real Property of Robertson County, Texas, under Robertson County Clerk's file No. 2015303, in order to secure the payment of certain indebtedness described therein (the "Debts"), including but not limited to Mortgagors' Real Estate Lien Note of even date therewith in the original principal amount of \$255,000.00 to which Deed of Trust and the record thereof reference is here made for all purposes, which Deed of Trust covers all of the property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

All that certain tract or parcel of land containing 6.897 acres, more or less, lying and being situated in Robertson County, Texas, out of land a part of the Antonio Manchaca Survey, Abstract No. 27, and further being out of a 13.4 acre tract described as the FIRST TRACT and a 13.48 acre tract described as the SECOND TRACT in a Deed to Melvin E. Stinson and wife, Jeanette B. Stinson recorded in Volume 261, page 595 of the Deed Records of Robertson County, Texas, said tract or parcel of land herein described by metes and bounds in "Exhibit A," attached hereto and made a part hereof for all purposes.

together with all improvements located thereon, all rights, appurtenances and hereditaments in anywise appertaining or belonging thereto, and all other property, rights or interest in or to which any lien or security interest now in effect was granted, created or preserved by, in or under the Deed of Trust; and

WHEREAS, default has occurred in the payment of the Debts and maturity of the Note referenced in the Deed of Trust occurred on October 1, 2020 and the legal owner and holder of the Debts has requested that the Trustee enforce the Deed of Trust and sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that, after this notice has been duly posted and filed with the County Clerk of Robertson County, Texas, and written notice has been duly served upon each person obligated to pay the Debts, as required by the Deed of Trust and by law, the Trustee will sell at public auction, to the highest bidder, for cash, at the proper county courthouse of Robertson County, Texas, in the area at said courthouse designated by the commissioners court of said county for sales of real property under a power of sale conferred by a deed of trust or other contract lien, or if no such designation has been made by the commissioners court, then at the courthouse door of said courthouse, such sale to begin no earlier than 10:00 a.m. nor later than three (3) hours after such time on February 2, 2021 being the first Tuesday of the month of February, 2021.

If Payee/Beneficiary 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

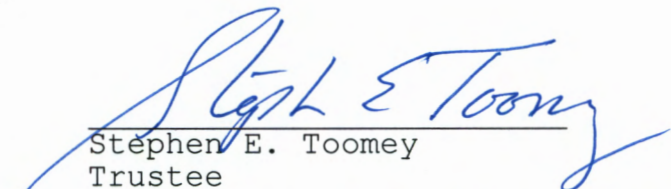
force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Payee/Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

NOTICE IS FURTHER GIVEN that, Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS" without any expressed or implied warranties of any kind, except as to the warranties (if any) provided 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 notice of active duty military service to the send immediately.

DATED: December 18, 2020.


Stephen E. Toomey
Trustee
4200 S. Shepherd, Suite 212
Houston, TX 77098
713-522-7878

Field Notes for a 6.897 Acre Tract
ANTONIO MANCHACA SURVEY, A-27
Robertson County, Texas

All that certain tract or parcel of land lying and being situated in Robertson County, Texas, out of and a part of the Antonio Manchaca Survey, Abstract No. 27, and further being out of a 13.4 acre tract described as the FIRST TRACT and a 13.48 acre tract described as the SECOND TRACT in a Deed to Melvin E. Stinson and wife, Jeanette B. Stinson recorded in Volume 261, page 595 of the Deed Records of Robertson County, Texas, said tract or parcel of land herein described as follows:

BEGINNING at a set steel rod in the North line of the above mentioned Stinson 13.4 acre tract for the North East corner of a 20.371 acre tract taken out of the Stinson tracts and described in a Deed to J. C. Amos recorded in Volume 503, page 629 of the Deed Records of Robertson County, Texas, said corner further being the North West corner of the herein described tract;

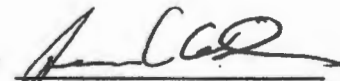
THENCE N 60° 00' 00" E 475.30 feet along the North line of the Stinson 13.4 acre tract and the South line of the J. C. Amos 5.1 acre tract (THIRD TRACT in V. 416, pg. 657 DRRC) to a set steel rod in the West Right of Way line of State Highway No. 6 for the North East corner of the herein described tract;

THENCE along the West Right of Way line of State Highway 6 S 36° 04' 04" E 489.64 feet to a concrete monument, and S 30° 57' 28" E 178.71 feet to a fence corner post in the South line of the Stinson 13.48 acre tract for the South, East corner of the herein described tract;

THENCE S 60° 06' 37" W 416.44 feet along the Stinson 13.48 acre tract to a set steel rod at the South East corner of the above mentioned J. C. Amos 20.371 acre tract for the South West corner of the herein described tract;

THENCE N 39° 41' 51" W 674.42 feet along the East line of the J. C. Amos 20.371 acre tract to the place of BEGINNING and containing 6.897 acres of land, more or less.

Surveyed by



Joe L. Wilson
R. P. L. S. 2957
Feb. 1993

EXHIBIT "A"