

Notice of Trustee's Sale

Notice is hereby given that a public sale at auction of the Property (as the term is defined and described below) will be held at the date, time and place specified in this notice.

Certain Terms and Information

- Date of Sale:** Tuesday, October 6, 2020 at 1:00 p.m.
- Time of Sale:** The earliest time at which the sale shall occur is 1:00 p.m., Trinity, Texas time. The sale shall begin at that time or not later than three hours after that time.
- Place of Sale:** Inside the main lobby of the Trinity County Courthouse, 162 West 1st St., Groveton, Texas 75845 or IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

Information Regarding the Deed of Trust Lien That Is the Subject of this sale:

- Name of Document:** Deed of Trust and Security Agreement – Financing Statement
- Date:** March 26, 2020
- Grantor:** Sam Alles Myers
- Beneficiary:** 284 St. Andrews Investment Group, LLC
- Trustee:** Joshua L. McMahon IV
- Recording Information:** Volume 1037, Page 0666 et seq., Official Public Records of Trinity County, Texas.

FILED
 at 11:00 o'clock A M
 SEP 10 2020
 SHASTA BERGMAN
 CLERK, TRINITY CO., TEXAS
Shasta Bergman
 Deputy

Property Description:

Lot One Hundred Two (102), in Section Four (4), of the Port Adventure Subdivision in Trinity County, Texas, as said subdivision is depicted upon a map or plat thereof recorded in Cabinet A, Slide 281 of the Plat Records of Trinity County, Texas, to which plat and its recording reference is hereby made for all intents and purposes, together with the single family dwelling and related facilities and improvements situated thereon.

Indebtedness Secured:

Name of Document: Promissory Note

Date: March 26, 2020

Face Amount: FIFTY THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$50,700.00)

Maker: Sam Alles Myers

Lender: 284 St. Andrews Investment Group, LLC

Current Owner and Holder of the Note: 284 St. Andrews Investment Group, LLC

Postponement Rights

The Deed of Trust permits the Lender to postpone, withdraw or reschedule the sale for another day. In that case, the Trustee, or, if appropriate, the Substitute Trustee, under the Deed of Trust need not appear at the date, time and place of a scheduled sale announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirement of the Texas Property Code. The reposting or refiled may be after the date originally schedule for this sale.

Terms of Sale

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender thereunder to have the bid credited to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate his, her, its or their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any liens, security interests, encumbrances and other title matters set for in the Deed of Trust, so prospective bidders are reminded that by law the sale will necessarily be made subject to all liens, security interests, encumbrances and other prior matters of record affecting the Property, if any to the extent that they remain in full force and effect and have not been subordinated to the Deed of Trust.

The sale shall not cover any of the Property that has been released of public record from the lien of the Deed of Trust.

Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Current Owner and Holder of the Note has the right to direct the Trustee, or, if appropriate, the Substitute Trustee, to sell the Property in one or more parcels and/or to sell all or only part of the Property.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold in its "as is, and 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

Type of Sale

The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Grantor.

The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Default in Indebtedness Secured

Default has occurred in the payment of the Indebtedness Secured by the Deed of Trust and in the performance of the covenants, agreements and conditions set forth in the Deed of Trust. The maturity of the Indebtedness Secured by the Deed of Trust has been accelerated and such Indebtedness Secured is now wholly due and payable.

Request to Act and Conduct Sale

Therefore, at the date, time and place set forth above, the undersigned, as Trustee, will sell the Property to the highest bidder pursuant to the terms of the Deed of Trust.

Questions concerning the sale may be direct to the undersigned at 501 W. Church St., Livingston, Texas 77351 or to the Lender, 284 St. Andrews Investment Group, LLC, at 190 Ashton, Livingston, Texas 77351.