

183518

NOTICE OF TRUSTEE'S SALE

Whereas pursuant to that one certain Deed of Trust dated March 30, 2018, executed by Ajay Tarneja and Gail Wilson ("Mortgagor") Mortgagor conveyed to Earlynne Koch as Trustee all of their right, title, and interest in and to that one certain parcel of real property situated in Montgomery County, Texas and described as

Being all that certain tract or parcel of land situated in the Joel Clapp Survey, Abstract Number 130, Trinity County, Texas, being Lot 2-1 and Lot 3, of White Rock Acres, Section 2, said property being more fully described by metes and bounds in Exhibit "A" attached hereto and incorporated fully herein, together with all improvements thereupon, including a manufactured home label #TEX0360910,

together with all improvements thereon and including all other property set forth in the Deed of Trust, to secure the payment of that one certain Real Estate Lien Note or Promissory Note dated March 30, 2019, in the original principal amount of \$70,000.00, executed by Mortgagor and payable to the order of Elmer L. Nelson ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust, and

Whereas the Deed of Trust was filed in Volume 999, Page 629 -638 of the Official Real Property Public Records of Trinity County, Texas; and

Whereas the Note and Deed of Trust are in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above -- referenced Deed of Trust; and

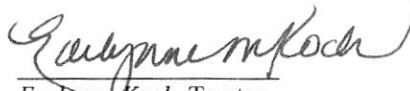
Whereas the Beneficiary has directed the Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after the giving of at least 21 consecutive days' notice and recording the Notice in the Montgomery County Clerk's Office giving the time, place, and terms of said sale, and description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

Therefore, I, Earlynne Koch, Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days by certified mail, return receipt requested, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash at the Montgomery County Courthouse, Montgomery County, Texas, the area that has been designated as the general area where foreclosure sales are conducted pursuant to the order of the Commissioner's Court recorded in the Official Public Records of Real Property of Montgomery County, Texas, between the hours of 10 a.m. and 4 p.m. on the first Tuesday in July, 2020.

FILED
at 2:50 o'clock P
JUN 15 2020
SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
By: *Earlynne Koch*

Pursuant to Section 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 10:00 A.M. and no later than three hours after that time.

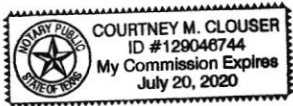
The sale conducted pursuant to this Notice will be made subject to any valid and existing liens and any other title encumbrances affecting title to the property described above or any part of the property that are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments. Witness my hand on June 6, 2020.


Earlynne Koch, Trustee

96 Beachwalk, Suite 201-C
Conroe, Texas 77304

State of Texas §
County of Montgomery §

Sworn to and subscribed before me and acknowledged before me on 6/6/2020, by Earlynne Koch.



Notary Public's Signature:


[Notary's typed or printed name]

Notary Public for the State of Texas

My commission expires: July 20, 2020

TRACT I

BEING all that certain tract or parcel of land lying and situated in Trinity County, Texas out of the JOEL CLAPP SURVEY, Abstract No. 130 and being a part or portion of Lot Two (2) of the WHITE ROCK ACRES, Section 2, a subdivision in Trinity County, Texas, according to the plat thereof recorded in Volume 2, Page 147 and re-recorded in Cabinet A, on Slide 188 of the Map and Plat Records of Trinity County, Texas to which reference is here made for all purposes and the said part of or portion being described by metes and bounds as follows, to-wit:

BEGINNING South 87° 25 min. 00 sec. West 100.00 feet from the southeast corner of the aforesaid referred to Lot Two (2), a 1/2" iron rod set for corner on the South boundary line of the said Lot Two (2), same being the North R.O.W. line of State FM Highway 356;

THENCE South 87° 25 min. 00 sec. West with the South boundary line of the said Lot Two (2) and with the North R.O.W. line of the aforesaid State FM Highway 356; at 130.00 feet, the southwest corner of same, a 1/2" iron rod set for corner, same being the southeast corner of Lot Three (3) of the aforesaid referred to WHITE ROCK ACRES, Section Two (2);

THENCE North 2° 35 min. 00 sec. West, with the West boundary line of the said Lot Two (2) and with the East boundary line of the aforesaid referred to Lot Three (3), at 135.65 feet, the most western northwest corner of the said Lot Two (2), same being the northeast corner of the said Lot Three (3), a 1/2" iron rod set for corner;

of the said Lot Two (2), at 152.02 feet, the most northern northwest corner of the said Lot Two (2), same being the southwest corner of Lot Four (4) of the said WHITE ROCK ACRES, Section Two (2), a 1/2" iron rod found for corner;

THENCE North 87° 25 min. 00 sec. East, with the North boundary line of the said Lot Two (2) and with the South boundary line of the aforesaid referred to Lot Four (4), at 18.60 feet, a 1/2" iron rod set for corner;

THENCE South 6° 22 min. 55 sec. East, at 255.30 feet, the point and PLACE OF BEGINNING and containing 0.582 acres of land, more or less.

TRACT II

BEING situated in the JOEL CLAPP SURVEY, Abstract No. 130, and being all of Lot Three (3), Section Two (2) of WHITE ROCK ACRES, according to the plat thereof recorded in Volume 2, Page 147 and re-recorded in Cabinet A. Slide 188 of the Plat Records of Trinity County, Texas.

EXHIBIT " A "