

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust")

Dated: October 9, 2015

Grantor: ANTHONY J. LIOTTA, JR. and KELLY M. LIOTTA

Trustee: Cindy Maria Garner

Lender: DEBORAH K. WEBSTER and BILLY WEBSTER

Recorded in: Instrument No. 166967 of the real property records of Trinity County, Texas, being in renewal and extension of Instrument No. 166967 recorded in Instrument No. 166967 of the real property records of Trinity County, Texas

Legal Description: The property described in the attached Exhibit "A"

Secures: Promissory Note ("Note") in the original principal amount of \$95,000.00, executed by ANTHONY J. LIOTTA, JR. and KELLY M. LIOTTA ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Foreclosure Sale:

Date: Tuesday, September 6, 2022

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: Outside the east door of the Trinity County Courthouse

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that DEBORAH K. WEBSTER and BILLY WEBSTER's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, DEBORAH K. WEBSTER and BILLY WEBSTER, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of DEBORAH K. WEBSTER and BILLY WEBSTER's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with DEBORAH K. WEBSTER and BILLY WEBSTER's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If DEBORAH K. WEBSTER and BILLY WEBSTER 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.

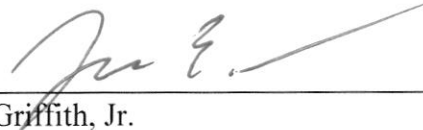
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 DEBORAH K. WEBSTER and BILLY WEBSTER. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute 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 Substitute 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 written notice of the active duty military service to the sender of this notice immediately.

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.



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EXHIBIT "A"
LEGAL DESCRIPTION

TRACT ONE:

BEING 5.641 acres out of and a part of JAMES S. WARD SURVEY, A-47, Trinity County, Texas and also being out of and a part of a called 15 acre tract described in a deed from J. D. Reed and Ola Reed, husband and wife to J. M. Reed recorded in Vol. 95, Page 50 and 51 of the Trinity County Deed Records, which 5.641 acres more particularly described by metes and bounds as follows:

BEGINNING on a found iron pipe for the South West corner of this tract and the South East corner of James E. Westbrook 13 acre tract and also being in the North R. O. W. line of F. M. Hwy 2781;

THENCE North, 33.7 feet to found iron pipe for corner, same being on or near the Houston and Trinity County line,

THENCE N 50° 41' 16.624" E with the Houston and Trinity County line 1144.592 feet to iron rod set for corner in same, same being the North East corner of Westbrook 13 acre tract, and also being the West corner of a 10.686 acre tract;

THENCE S 79° 00' E 66.0 feet to iron rod for corner;

THENCE S 26° 17' 13.172" W 317.353 feet and S 22° 45' W 303.00 feet to iron rod set for corner;

THENCE S 36° 20' E 67.0 feet to iron rod set for corner in the North West R. O. W. line of F. M. Hwy 2781;

THENCE S 75° 50' W 280.0 feet, S 80° 16' W 194.0 feet and S 84° 17' W 271.0 feet to the PLACE OF BEGINNING and containing 5.641 acres of land more or less.

TRACT TWO:

Being more particularly described as the 0.34 acres more or less, North of the FM 2781 RW of the called 14.35 acres of land.

BEING out of 14.35 acres of land, being a part of and out of a 178 acre tract, described in a Quitclaim Deed, deeded to J. Woody Hambrick and recorded in Volume 95, Page 547 of the Oil and Gas Records of Trinity County, Texas; which 14.35 acres of land is more particularly described as follows:

BEGINNING at a 1/2" Iron Rod (Set) for the northwest corner of this tract and the acclaimed northwest corner of the called 178 acres tract;

THENCE North 64° 03' 39" East, 213.51 feet along the north or northwest line of this tract and the acclaimed line of the called 178 acres tract to a 1/2" Iron Rod (S) for the northeast corner of this tract and in the acclaimed north or northwest line of the called 178 acres tract;

THENCE South, along the east line of this tract and the west line of a called 14 1/2 acres tract of land conveyed to Mattie Hambrick Vaughn by J. Woody Hambrick by deed dated May 24, 1989 out of the JAMES WARD SURVEY, ABSTRACT No. 47, Trinity County, Texas, at 145.86 feet past the centerline of Farm Road 2781, to a total distance of 3304.50 feet to a 1/2" Iron Rod (S), near a fence line, for the southeast corner of this tract, in the acclaimed interior line of the called 178 acres tract, and the southwest corner of the called 14 1/2 acres Vaughn tract;

THENCE West, along the south line of this tract, the acclaimed interior line of the called 178 acres tract, and near a fenceline, 192.00 feet to a 1/2 inch Iron Rod (Set) near a fence corner the southwest corner of this tract and the most northerly southwest corner of the called 178 acres tract;

THENCE North, along the west line of this tract and the acclaimed west line of the called 178 acres tract, at 3098.86 feet past the centerline of Farm Road 2781, to a total distance of 3211.11 feet to the POINT AND PLACE OF BEGINNING containing 14.35 acres of land, of which 0.46 acres are within said Farm Road 2781, and 0.34 acres are north of said Farm Road 2781.

FILED
at 4:17 o'clock P M

AUG 02 2023
SHARITA BERGMAN
COUNTY CLERK TRINITY COUNTY TEXAS
BY *[Signature]*