

NOTICE OF FORECLOSURE SALE

Date: January 7, 2022
Texas Home Equity Deed of Trust ("Deed of Trust"):
Dated: June 9, 2017
Grantor: Rodney Stokes
Trustee: Kenneth M. Zapalac
Lender: National Bank & Trust
Recorded in: Volume 1820, Page 395 of the Official Records of Fayette County,
Texas

FILED
JAN 07 2022
3:55 PM
Brenda Pietsam
BRENDA PIETSAM
CO. CLERK, FAYETTE CO., TEXAS

Property To Be Sold (also referred to herein as the "Property"):

FIELD NOTE DESCRIPTION OF 1.991 ACRES OF LAND OUT OF THE WILLIAM O. BURNHAM LEAGUE AND LABOR, ABSTRACT NO. 124, IN FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (2.00 ACRE) TRACT OF LAND CONVEYED TO ROGER L. GALLE AND JUDITH K. GALLE IN A DEED AS RECORDED IN VOLUME 967, PAGE 117 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set in the southeasterly right-of-way line of F. M. 2503, being 3.36 feet northwest from a ½" iron rod found at the most westerly corner of that certain (2.00 acre) tract of land conveyed to Roger L. Galle and Judith K. Galle in a deed as recorded in Volume 967 Page 117 of the Official Records of Fayette County, Texas, said iron rod found having been called to be in the southeasterly right-of-way line of F. M. 2503 and being at the most northerly corner of that certain (1.695 acre) tract of land conveyed to Jay Dee Tobias and Lucille Tobias in a deed as recorded in Volume 871 Page 890 of the Deed Records of Fayette County, Texas, said iron rod set being in the northwesterly line of that certain (35.52 acre) tract of land conveyed to Norbert Vrazel in a deed as recorded in Volume 542 Page 558 of the Deed Records of Fayette County, Texas, and said iron rod set, being for the most westerly corner of the tract herein described.

THENCE, with the southeasterly right-of-way line of F. M. 2503, and the northwesterly line of the Vrazel tract, along a curve to the right, having a radius of

1432.40 feet, and a chord which bears N 46 deg. 08' 44" E 290.85 feet to a ½" iron rod set for the most northerly corner of the Galle tract and being for the most northerly corner of this tract.

THENCE, leaving said right-of-way line, and with the northeasterly line of the Galle tract, being an interior line of the remainder of the Vrazel tract, S 50 deg. 41' 29" E 294.32 feet to a ½" iron rod set for the most easterly corner of the Galle tract and the most easterly corner of this tract.

THENCE, with the southeasterly line of the Galle tract, being an interior line of the remainder of the Vrazel tract, S 45 deg. 43' 31" W 290.60 feet to a ½" iron rod set for the most southerly corner of the Galle tract and the most southerly corner of this tract.

THENCE, with the southwesterly line of the Galle tract, being an interior line of the remainder of the Vrazel tract, N 50 deg. 41' 29" W 185.00 feet to a ½" iron rod found at the most easterly corner of the Tobias tract, and continuing on the same course, N 50 deg. 41' 29" W, with the common line between the Galle tract and the Tobias tract, passing said iron rod found at 108.10 feet, and continuing another 3.36 feet for a total distance of 111.46 feet to the PLACE OF BEGINNING, in all containing 1.991 acres of land.

Being the same land described in deed effective August 15, 2011 from Angela Leah Fenner and Judith K. Galle to Rodney Stokes, recorded in Volume 1577, Page 114, Official Records of Fayette County, Texas.

Secures: Texas Home Equity Real Estate Note ("Note") dated June 9, 2017 in the original principal amount of \$80,000.00, executed by Rodney Stokes ("Borrower") and payable to the order of Lender.

Substitute Trustee: M. Chris Mayer

Substitute Trustee's Address: 236 W. Colorado Street, La Grange, Texas, 78945

Foreclosure Sale:

Date: Tuesday, February 1, 2022

Time: The sale of the Property will be held at 1:00 P.M., which is the earliest time at which the Foreclosure Sale will begin, and not later than three hours thereafter.

Place: On the Fayette County Courthouse lawn on the West side at the

posting board located on the stone wall enclosure of the Courthouse facing West Colorado Street near its intersection with North Main Street, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Fayette County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Fayette County, Texas.

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 in accordance with the Deed of Trust and applicable law.

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, National Bank & Trust, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust encumbers real property. Formal notice is hereby given of National Bank & Trust's election to proceed against and sell the real property described in the Deed of Trust in accordance with National Bank & Trust's rights and remedies under the Deed of Trust and applicable law.

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 National Bank & Trust 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. 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.

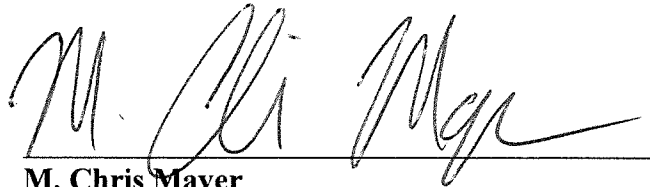
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

National Bank & Trust obtained an Order from the 155th District Court of Fayette County on January 6, 2022 under Cause No. 2021V-266 to allow National Bank & Trust to proceed with foreclosure in accordance with applicable law and the Deed of Trust.

National Bank & Trust appointed M. Chris Mayer as Substitute Trustee by that Appointment of Substitute Trustee instrument recorded in Volume 2014, Page 210, Official Records of Fayette County, Texas.

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.

ALTHOUGH SUBSTITUTE TRUSTEE WAS PREVIOUSLY APPOINTED AS DESCRIBED HEREIN, FOR AVOIDANCE OF DOUBT, THIS INSTRUMENT REAFFIRMS THAT APPOINTMENT AS FOLLOWS: 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.



M. Chris Mayer

Attorney for National Bank & Trust and
Substitute Trustee
State Bar No.: 24106265

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