

Notice of Foreclosure

(Trustee Sale)

NO. _____ TIME 9:30am

AUG 30 2022

DONECE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS

By Amanda Stephens

Date: August 29, 2023

Deed of Trust Information:

Date: April 27, 2018

GRANTOR: Angela Jefferson

BENEFICIARY: DavMat Holdings LLC.

Original Principle: Fifty Three Thousand Five Hundred and Zero Cents (\$53,500.00)

PROPERTY COUNTY: TYLER COUNTY

PROPERTY ADDRESS: 451 Sir Robert Burns Woodville Texas 75979

PROPERTY: Tract 65, Ivanhoe Estates, Section 3, an addition in Tyler County, Texas, according to the map or plat thereof, recorded in File #151, Plat Records, Tyler County, Texas, being the same property referenced in Sheriff's Tax Deed recorded in Volume 1154. Page 190, Official Public Records, Tyler County, Texas.

SALE INFORMATION:

Date of Sale: Tuesday, October 4th, 2022

Time of Sale: 10:00 AM or within Three hours Thereafter

Opening Bid: \$49,493.50 by DavMat Holdings LLC.

Place of Sale: At the North Door Entrance of the Tyler County Courthouse in Woodville, Texas

Trustee: David Matlock, as rights and privileges addressed in DEED OF TRUST

Trustee's Address: P.O. Box 254 Thicket, Texas 77374

*For Sale Information, Call or Text: 832-421-1318 or email davidmatlock59@yahoo.com

WHEREAS, the above-named Grantor previously conveyed the above-described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. David Matlock, as Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice or within three hours after the time.

3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien or the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "AT THE PURCHASER'S OWN RISK" and "AT HIS PERIL", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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.

Signed and Executed By:

A handwritten signature in black ink, appearing to read "David Matlock", is written over a solid horizontal line.

David Matlock, Trustee

August 29th, 2022