

NOTICE OF FORECLOSURE SALE

May 8, 2020

Deed of Trust ("Deed of Trust"):

Dated: June 24, 2019
Grantor: MONTANA MISSILDINE and BRADLEY CLARK
Trustee: SHANNON L. STEPHEN
Lender: MOAT MANAGEMENT, LLC
Recorded in: Document No. 2019014989 of the real property records of Liberty County, Texas
Legal Description: 0.1369 acre of land, more or less, situated in the Jesse Devore League, Abstract Number 23, Liberty County, Texas, being the East 1/2 of Lot 5, Block 6 of the Ballio & Richardson Subdivision (plat recorded in Volume 130 at Page 170 of the Deed Records of Liberty County, Texas), more particularly described by metes and bounds described in the Deed of Trust
Secures: Real Estate Note ("Note") in the original principal amount of \$48,000.00, executed by MONTANA MISSILDINE and BRADLEY CLARK ("Borrower") and payable to the order of Lender
Substitute Trustee: JULIE HOUSTON
Substitute Trustee's Address: 388 Co. Road 2003N, Liberty, TX 77575

Foreclosure Sale:

Date: Tuesday, June 2, 2020
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 o'clock A.M. and not later than three hours thereafter.
Place: The front steps on the south side of the courthouse located at 1923 Sam Houston, Liberty, Texas 77575; or such other location that may be designated by the Commissioner's Court
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 MOAT MANAGEMENT, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. **THOSE DESIRING TO BID AND PURCHASE THE PROPERTY WILL NEED TO DEMONSTRATE THEIR ABILITY TO PAY THEIR BID IMMEDIATELY BY CASHIER'S CHECK MADE PAYABLE TO THE ORDER OF THE UNDERSIGNED TRUSTEE. NO THIRD-PARTY CASHIER'S CHECKS WILL BE ACCEPTED**

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, MOAT MANAGEMENT, LLC, 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 MOAT MANAGEMENT, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with MOAT MANAGEMENT, LLC'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.

at 9:25 FILED A
o'clock M

MAY 11 2020

LEE H. CHAMBERS
COUNTY CLERK - LIBERTY COUNTY, TEXAS
BY: Adrian Driver DEPUTY

If MOAT MANAGEMENT, LLC 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.

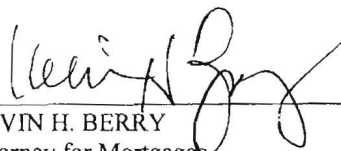
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 MOAT MANAGEMENT, LLC. 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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