

NOTICE OF SUBSTITUTE TRUSTEE'S SALE 2021 JAN 25 PM 2: 32

NOTICE: PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON APRIL 6, 2021.

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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.

1. Property To Be Sold. The property to be sold is described as follows:

TRACT #1:

1315 /804 AB 802 C M VOTAW PARCEL 802-34 0.25 ACRES; and being more fully described as BEING Lot No. 19 in Block No. 8 of the M. E. Hopkins No. 2 Survey, Abstract No. 802, Hardin County, Texas, and being .25 acre described by metes and bounds as follows:

BEGINNING 93.86 varas West of a one acre survey made for W. P. Vick for the first corner out of Block 8 in the Mary E. Hopkins No. 2 Abstract No. 802 in Hardin County, Texas, and on the North boundary line of Block 8;

THENCE South 60.4 varas, corner;

THENCE West 46.93 varas, corner;

THENCE North 60.4 varas to the North line of Block 8, corner;

THENCE East to the PLACE OF BEGINNING and containing .25 acre of land.

This being the same land heretofore conveyed to J. F. Lowe by J. M. Rogers by deed dated September 3, 1926, recorded in Vol. 170, Page 355, Deed Records of Hardin County, Texas; also being the same land described in Deed of Trust from Lester Dale Collins, et ux, to Chap B. Cain, Trustee, dated April 22, 1970, recorded in Vol. 122, Page 748, Deed Records of Hardin County, Texas; also being described in Release of Lien from Velma Cooper to Lester Dale Collins, et ux, dated April 23, 1975, recorded in Vol. 618, Page 113, Deed records of Hardin County, Texas; also

being the same land described in that certain Deed from Lester Dale Collins, et ux, to Newton A. Broussard and wife, Corine Broussard, dated July 7, 1977, recorded in Volume 649, Page 302, et seq, Deed Records of Hardin County, Texas, to which Deed and records thereof, reference is hereby made for all purposes; more commonly known as Second Street, Saratoga, TX 77585; and

TRACT #2:

1315 /804 LOT 6-8 & S PT OF 1-5 BLK W SARATOGA ORI PARCEL WH14-W-1 0.813 ACRES; and being more fully described as follows:

Field notes describing a 0.813 acre tract of land out of a 7.826 acre tract out of Blocks R, S, V and W of the Saratoga Townsite, out of the Mary E. Hopkins Survey No. 1, Abstract 779, Hardin County, Texas. Said 7.826 acre tract is more particularly described in a special warranty deed dated April 15, 1993, from Texaco Exploration and Production Inc. to Allen Lee Flower. Said Saratoga Townsite is recorded in Volume 1, Page 177 of the Plat Records of Hardin County, Texas.

NOTE: Bearings herein are oriented to the call bearing (S 00° 12' W) along the west line of Block Q of the above referenced townsite.

BEGINNING at a ½" iron rod set at the southeast corner of said 7.826 acre tract, the southwest corner of a Corley 7.90 acre tract and the southeast corner of Block W of said townsite in the south line of said Hopkins Survey and the north line of the C. M. Votaw Survey, Abstract 802. Said 7.90 acre tract is more particularly described as tract two in a deed recorded in Volume 417, Page 505 of the Deed Records of Hardin County, Texas.

THENCE S 89° 51' 06" W along and with the south line of said 7.826 acre tract, the south line of said Block W, the south line of said Hopkins Survey and the north line of said Votaw Survey 243.00 feet to a ½" iron rod set for corner.

THENCE N 00° 01' 34" W 138.10 feet to a ½" iron rod set for corner.

THENCE N 86° 12' 05" E along and near an old fence 242.90 feet to a ½" iron rod set for corner in the east line of said 7.826 acre tract and the west line of said 7.90 acre tract.

THENCE S 00° 15' 30" E along and with the east line of said 7.826 acre tract and the west line of said 7.90 acre tract 153.57 feet to the PLACE OF BEGINNING, containing 0.813 acre of land; more commonly known as 6649 Second Street, Saratoga, TX 77585.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: April 6, 2021

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter.
The sale shall be completed by no later than 1:00 p.m.

Place: Commissioners courtroom, first floor of Hardin County courthouse, Kountze, Texas or as otherwise designated by the County Commissioners.

The deed of trust/contract for foreclosure of tax lien permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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 the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property, Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

4. **Type of Sale.** The sale is a non judicial deed of trust/contract for foreclosure of tax lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust/contract for foreclosure of tax liens executed by Teresia A. Lawson aka Tresia A. Lawson aka Tresia Lawson. The deed of trust is dated October 22, 2012 and is recorded in the office of the County Clerk of Hardin County, Texas, under Clerk's Document No. 2012-32967 in the Official Public Records of Hardin County, Texas.

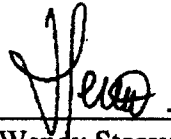
5. **Obligations Secured.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not

limited to (1) the promissory note in the original principal amount of \$5,643.05 executed by Teresia A. Lawson aka Tresia A. Lawson aka Tresia Lawson and originally payable to the order of Tarpon Hunters, LLC, currently payable to the order of FNA 2019-1, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Teresia A. Lawson aka Tresia A. Lawson aka Tresia Lawson to FNA 2019-1, LLC. **FNA 2019-1, LLC; 7200 N. MoPac Expy., Ste. 120, Austin, TX 78731, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.**

Questions concerning the sale may be directed to the counsel for the beneficiary: Wendy Storey: 7200 N MoPac Expy., Suite 310, Austin, Texas, 78731: 512-346-6011; Wendy@SRBSLaw.com.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested Brian S. Bellamy, Wendy Storey, Nikolaos P. Stavros, Dylan Schultz (7200 N MoPac Expy., Suite 310, Austin, Texas, 78731), Jim Mills, Susan Mills, Emily Northern, George Hawthorne, Margie Allen, Kyle Barclay, Ed Henderson, Tommy Jackson, Ron Harmon, Keata Smith (P.O. Box 9932, Austin, TX 78766), any to act as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: January 14, 2021



Wendy Storey, Substitute Trustee
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