

at 1:45 FILED o'clock P M

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JUN 16 2020

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Aman Diner DEPUTY

DATE: June 16, 2020

SUBSTITUTE TRUSTEE: JEFF LEVA, SANDY DASIGENIS, LILLIAN POELKER,
PATRICIA POSTON, DAVID POSTON, MEGAN L. RANDLE,
EBBIE MURPHY, or BENJAMIN K. WILLIAMS

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: October 26, 2017

Grantor: MAGANBHAI R. PATEL, a married man, owning, occupying, and
claiming other property as homestead

Beneficiary: STALLION TEXAS REAL ESTATE FUND, LLC,

Beneficiary's Mailing Address: c/o Stallion Funding, LLC
10119 Lake Creek Pkwy., Suite 202
Austin, Texas 78729

Trustee: BENJAMIN K. WILLIAMS

Recording Information: Document No. RP-2017-478111, Official Public Records of
Harris County, Texas, and Document No. 2017020504,
Official Public Records of Liberty County, Texas

Property:

TRACT I:

UNRESTRICTED RESERVE "A", BLOCK 1, OF SUMMER PINE, A
SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR
PLAT THEREOF RECORDED IN FILM CODE NO. 682818, MAP AND/OR
PLAT RECORDS OF HARRIS COUNTY, TEXAS.

TRACT II:

FIELD NOTE DESCRIPTION OF A 0.3409 (14,851 SQUARE FEET) TRACT OF
LAND LOCATED IN THE JOHN IIAMS SURVEY, ABSTRACT NUMBER 479,
HARRIS COUNTY, TEXAS AND SAID 0.3409 ACRE TRACT BEING OUT OF
AND A PART OF TRACT 3, A CALLED 1.638 ACRE TRACT OF LAND
DESCRIBED IN THE DEED TO HOLLEY STROTHERS, LTD, RECORDED
UNDER HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) U460283,
SAID 0.3409 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY



METES AND BOUNDS AS FOLLOWS (THE BEARINGS DESCRIBED HEREIN ARE ORIENTED TO THE SOUTHERN LINE OF THE SUBJECT DEED RECORDED UNDER CLERK'S FILE NO. U460283):

COMMENCING AT THE MOST NORTHERLY CUT-BACK CORNER OF THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF PINE ECHO DRIVE (60' WIDE) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1960 (ATASCOCITA ROAD) (100' WIDE), BEING THE MOST NORTHERLY NORTHWEST CORNER OF PINE ECHO COMMERCIAL SUBDIVISION, SEC. I RECORDED IN FILM CODE NO. 583296 OF THE HARRIS COUNTY MAP RECORDS FROM WHICH 5/8-INCH IRON ROD FOUND BEARS SOUTH 57°36'50" WEST, A DISTANCE OF 0.20 FEET;

THENCE, NORTH 56°16'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1960, A DISTANCE OF 609.14 FEET, TO THE POINT OF BEGINNING IN THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1960 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 56°16'00" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1960, A DISTANCE OF 185.61 FEET, TO A POINT IN SAID SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1960 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, SOUTH 19°52'00" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1960 AND ACROSS THE AFOREMENTIONED 1.638 ACRE TRACT, A DISTANCE OF 82.41 FEET, TO 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "WEST BELT SURVEYING INC" SET IN THE NORTHERLY LINE OF TRACT 1, A CALLED 12.724 ACRE TRACT DESCRIBED IN THE DEED TO HOLLEY-STROTHERS, LTD. RECORDED UNDER H.C.C.F. NO. U460283 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, SOUTH 56°16'00" WEST, ALONG THE NORTHERLY LINE OF SAID 12.724 ACRE TRACT, A DISTANCE OF 185.61 FEET, TO 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "WEST BELT SURVEYING INC" SET IN THE NORTHERLY LINE OF SAID 12.724 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 19°52'00" WEST, DEPARTING THE NORTHERLY LINE OF SAID 12.724 ACRE TRACT AND ACROSS SAID 1.638 ACRE TRACT, A DISTANCE OF 82.41 FEET, TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 0.3409 ACRES (14,851 SQUARE FEET) OF LAND AS DEPICTED ON THE LAND TITLE SURVEY DATED: JULY 24, 2007, PREPARED BY WEST BELT SURVEYING, INC., PROJECT NO. 8647 0104A.

TRACT III:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 38, 39, 40 AND 41, IN BLOCK 9, OF THE NORTH CLEVELAND TOWNSITE, LIBERTY COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 159 OF THE MAP AND/OR PLAT RECORDS OF LIBERTY COUNTY, TEXAS, together with all personal property described in the hereinabove referenced deed of trust.

NOTE:

Date: October 26, 2017

Amount: \$2,235,000.00

Debtor: MAGANBHAI R. PATEL, a married man, owning, occupying, and claiming other property as homestead

Holder: STALLION TEXAS REAL ESTATE FUND, LLC

DATE OF SALE OF PROPERTY:

Tuesday, July 7, 2020, at 10:00 a.m.

PLACE OF SALE OF PROPERTY:

Harris County: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion., or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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.

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.


BENJAMIN K. WILLIAMS, Trustee and
Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088

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.

at 10:45 FILED A
CLOCK

Notice of Foreclosure Sale

JUN 16 2020

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

LEE H. JAMES
COUNTY CLERK
LIBERTY COUNTY, TEXAS
Cantrell Macias

See Exhibit "A" attached hereto and made a part hereof for all intents and purposes.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded in File number 2014016772 of the real property records of Liberty County, Texas.
3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: July 7, 2020

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Front Steps of the South Side of the Liberty County Courthouse located at 1923 Sam Houston Street, Liberty, Texas or in the area designated by the Liberty County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place.

The deed of trust 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 refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *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 their bid immediately in cash if their bid is accepted.

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. The sale shall not cover any part of the property that

has been released of public record from the lien of 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 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.

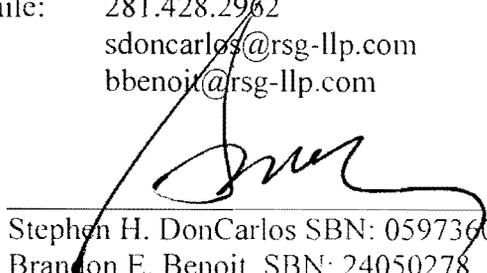
5. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$21,600.00, executed by Dallas S. Hiller, and payable to the order of Anahuac National Bank; and (b) all renewals and extensions of the note. Anahuac National Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

6. Questions concerning the sale may be directed to the undersigned or to the beneficiary, Anahuac National Bank c/o Reid, Strickland & Gillette, PO Box 809, Baytown, TX 77522.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, 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: June 15, 2020.

REID, STRICKLAND & GILLETTE, L.L.P.
Post Office Box 809 Baytown, Texas 77522-0809
Telephone: 281.422.8166
Facsimile: 281.428.2962
Email: sdoncarlos@rsg-llp.com
bbenoit@rsg-llp.com

By: 

Stephen H. DonCarlos SBN: 05973600
Brandon E. Benoit SBN: 24050278

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land containing 10.0477 acres being out of and a part of that certain 117.95 acre tract in the Levi Barrow Survey, Abstract 137, Liberty County, Texas, as described by deed from W. S. Bandy, et ux, to Jack Boudreaux, recorded in Volume 762, at Page 62 of the Liberty County Deed Records and being more particularly described by metes and bounds as follows to-wit;

COMMENCING at the Northwest corner of the said 117.95 acre tract a 1 1/4 inch galvanized iron pipe for same, from which a 12 inch Hickory Marked X Bears S. 80° 30' E., 8.00 feet, a 12 inch Red Oak Marked X Bears S. 70° 26" W., 15.00 feet and a 8 inch Red Oak Marked X Bears N. 26° 02" W., 38.00 feet;

THENCE: South, with the West line of said 117.95 acre tract 1953.93 feet to a 3/8 inch iron rod for the Northwest corner and PLACE OF BEGINNING of the tract herein described;

THENCE: Continuing South with the West line of said 117.95 acre tract 453.00 feet to a 3/8 inch iron rod set for the Southwest corner of the tract herein described;

THENCE: East 1026.93 feet to a 3/8 inch iron rod set for the Southeast corner of the tract herein described and being in the West right-of-way line of State Highway 61;

THENCE: N. 15° 00' 40" W., with the West right-of-way line of State Highway 61, 469.00 feet to a 3/8 inch iron rod set for the Northeast corner of the tract herein described;

THENCE: West, 905.45 feet to the PLACE OF BEGINNING.