

NOTICE OF TRUSTEE'S FORECLOSURE SALE
(LIBERTY COUNTY, TEXAS)

The Deed Of Trust Grantors: MERRITT J. COX and wife,
DOROTHY COX

The Indebtedness: On September 10, 2005, MERRITT J. COX and wife, DOROTHY COX, executed a \$21,531.57 promissory note ("the note") payable to the order of AARONGLEN ESTATES PARTNERSHIP ("AARONGLEN ESTATES") in 180 consecutive monthly installments of \$231.38 each. To secure payment of the note and other costs, MERRITT J. COX and wife, DOROTHY COX, executed a Deed of Trust bearing Liberty County Clerk's File No. 2005013554 with the undersigned designated as Trustee. The property described in such Deed of Trust and which is the subject of this notice is referred to as "the property" and is described as follows:

Lot Sixteen (16) of Aaronglen Estates, a subdivision in Liberty County, Texas, according to the plat recorded in Volume 9, Page 8 - 10 of the Map Records of Liberty County, Texas.

Default: Default occurred in the payment of the note and other costs secured by the Deed of Trust. Written demand was timely and properly made to MERRITT J. COX and wife, DOROTHY COX, for payment but no payment has been received. The payment of the note has been accelerated by AARONGLEN ESTATES and all sums due thereunder (as well as the other secured costs) are now due and payable in full. AARONGLEN ESTATES has requested the undersigned Trustee to sell the property to satisfy payment of all sums now due.

NOTICE IS NOW GIVEN that on Tuesday, September 1, 2020, I, NEAL J. IVERSON, Trustee, will sell the property between the hours of 12:00 noon and 3:00 p.m. ON THE SOUTH SIDE OF THE LIBERTY COUNTY COURTHOUSE, 1923 SAM HOUSTON STREET, LIBERTY, LIBERTY COUNTY, TEXAS 77575, to the highest bidder for cash.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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 IMMEDIATELY SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE UNDERSIGNED TRUSTEE OR TO:

AARONGLEN ESTATES PARTNERSHIP
Attention: MR. GENE A. BROWN
1414 West Hwy. 90
Dayton, Texas 77535

SIGNED AND POSTED ON August 7, 2020.

at 9:40 FILED A
o'clock M

AUG 07 2020

LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
Adnan Durr DEPUTY



NEAL J. IVERSON, Trustee
Neal J. Iverson, P.C.
P. O. Box 759
Dayton, Texas 77535
936/258-8025
Fax 936/258-8029
State Bar No. 10435500

NOTICE OF TRUSTEES SALE

"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."

DATE: July 28, 2020

DEED OF TRUST:

DATE: November 10, 2016
GRANTOR: ARNOLD TERRANCE LYNN & KATRINA MARIE LANGSTON
TRUSTEE: DAVID B. SCHEFFLER
BENEFICIARY: 1701 BINGLE, LLC D/B/AVENTURE PROPERTIES
COUNTY WHERE PROPERTY IS LOCATED: Liberty
RECORDED IN: Document # 2017000842 of the Real Property Records of Liberty County, Texas.
PROPERTY: BEING LOT FORTY SIX (46), SECTION ONE (1) OF INDIAN RIDGE, A SUBDIVISION IN LIBERTY COUNTY, TEXAS ACCORDING TO A MAP OR PLAT OF RECORD IN VOLUME 9, PAGE 160, PLAT RECORDS OF LIBERTY COUNTY, TEXAS. (TRAILER NO. RAD0946800 / RAD0946801)

NOTE:

DATE: November 10, 2016
AMOUNT: Sixty Seven Thousand Dollars and No Cents (\$ 67,000.00)
MAKER: ARNOLD TERRANCE LYNN & KATRINA MARIE LANGSTON
PAYEE: 1701 BINGLE, LLC D/B/AVENTURE PROPERTIES
HOLDER and BENEFICIARY: 1701 BINGLE, LLC D/B/AVENTURE PROPERTIES
10200 HEMPSTEAD ROAD, SUITE 1-H
HOUSTON, TX 77092

SENDER OF NOTICE: DAVID B. SCHEFFLER
10200 HEMPSTEAD ROAD, SUITE 1-H
HOUSTON, TX 77092

DATE OF SALE OF PROPERTY: Tuesday, SEPTEMBER 1st, 2020

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: Front steps of the Liberty County Courthouse, Liberty County, Texas.

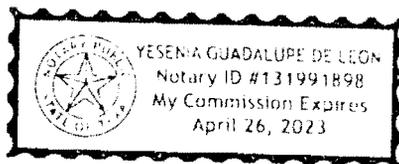
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within (3) hours after that time.

Dec 13
DAVID B. SCHEFFLER

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared David B. Scheffler known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on July 28, 2020



Yesenia Pateon
NOTARY PUBLIC
STATE OF TEXAS
Yesenia Pateon
4 26 23

After recording return to:

DAVID B. SCHEFFLER
10200 HEMPSTEAD ROAD, SUITE 1-H
HOUSTON, TX 77092

10:20 A
J. P. Carr