

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Lots Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), and Nineteen (19), Block Twenty-Eight (28), Anahuac Townsite, a subdivision in Chambers County, Texas, according to the map or plat thereof recorded in Volume B, Page 23, Plat Records, Chambers County, Texas; more commonly known as 515 Canal Street, Anahuac, Chambers County, Texas 77514

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

Date: December 3, 2019

Time: The sale shall begin no earlier than 1:00 p.m. or not later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: Chambers County Courthouse, 2<sup>nd</sup> Floor, 404 Washington Avenue, Anahuac, Texas 77514

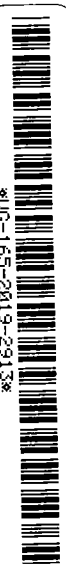
The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. 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. Such reposting or refileing 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. The Property will be sold "AS IS." There will be no warranty relating to title, possession, quiet enjoyment, or the like.

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.

\*06-155-2019-2913\*



4. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and real estate lien note executed by SU CASA USA, LLC. The deed of trust is dated June 3, 2015, and is recorded under Document No. 103611, Volume 1573, Page 203, in the Official Public Records of Real Property of the County Clerk of Chambers County, Texas. Said deed of trust lien was transferred by Loan Source LLC to David S. Hamer by Transfer of Lien dated July 30, 2015, and recorded under Document Number 105271, Volume 1588, Page 300, of the Official Public Records of Real Property of the County Clerk of Chambers 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 the promissory note dated June 3, 2015, in the principal amount of \$23,000.00, executed by Su Casa USA, LLC payable to the order of the Loan Source, LLC which is secured by the Deed of Trust dated June 3, 2015, recorded under Document No. 103611, Volume 1573, Page 203, in the Official Records of Real Property of the County Clerk of Chambers County, Texas, as modified by Loan Modification dated August 3, 2015, recorded on June 6, 2019, in the Official Public Records of the County Clerk of Chambers County, Texas, and as modified by Loan Modification dated November 23, 2015, recorded on June 6, 2019, in the Official Public Records of Real Property of the County Clerk of Chambers County, Texas. David S. Hamer is the current owner and holder of the obligations and is the beneficiary under the deed of trust as said lien and note were transferred by Loan Source LLC to David S. Hamer by Transfer of Lien recorded under Document Number 105271, Volume 1588, Page 300, of the Official Public Records of Real Property of the County Clerk of Chambers County, Texas.

As of October 18, 2019, there is owed \$26,843.84 on the note plus attorney's fees and costs as of October 18, 2019 in the amount of \$400.00. The per diem interest rate after October 18, 2019 is \$13.24.

Questions concerning the sale may be directed to the undersigned: SCOTT T. CITEK, (713) 228-2481.

6. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale, the beneficiary may appoint another person substitute trustee to conduct the sale.

**7. 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.**

DATED: October 18, 2019



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SCOTT T. CITEK, Substitute Trustee  
Telephone: (713) 228-2481  
FAX: (713) 651-1044

**FILED FOR RECORD IN:**  
Chambers County  
On: 11/7/2019 4:26:15 PM  
Doc Number: 2019 - 2913  
Number of Pages: 3  
Amount: 10.00  
Order#: 20191107000059  
By: JG



Heather H. Hawthorne, County Clerk

Recorded: 