

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF FOR ALL INTENTS AND PURPOSES.

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

Date: February 2, 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 4:00 P.M.

Place: On the western steps outside of the Chambers County Courthouse located at 404
Washington Avenue, Anahuac, Chambers County, 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 reschedule foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refilling 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 the 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 masters 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 be subordinated to the deed of trust. Prospective buyers are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Anahuac Café, Inc. The deed of trust is dated April 25, 2019, and is recorded in the office of the County Clerk of Chambers County, Texas under County Clerk's File No. 2019-141596 in the Official Public Records of Chambers County, Texas.



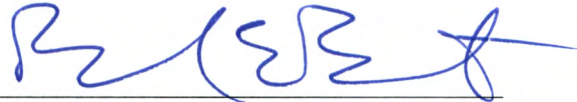
5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to (1) the promissory note in the original principal amount of \$200,000.00, executed by Anahuac Café, Inc. and payable to Douglas Glenn Brent; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Anahuac Café, Inc. to Douglas Glenn Brent. Douglas Glenn Brent 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 undersigned or to the beneficiaries:

Douglas Glenn Brent
c/o Brandon E. Benoit
Reid, Strickland & Gillette, L.L.P
P.O. Box 809
Baytown, Texas 77521
Telephone: 281.422.8166

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

DATED January 6, 2021



Brandon E. Benoit, Trustee
Reid, Strickland & Gillette, L.L. P
P.O. Box 809
Baytown, Texas 77521
Telephone: 281.422.8166
Fax: 281.428.2962

All that certain tract or parcel of land in the Charles Willcox 2/3rds League and Labor Survey, Abstract No. 303, Chambers County, Texas, and being all of Lots One (1), Twenty-One (21), and Twenty-Two (22), Block Eleven, according to the map or plat marked Exhibit "A" in that certain partition Suit styled "Joe Ezer, et al, vs. L.D. Willcox, et al", Cause No. 4733, in the 75th Judicial District Court of Chambers County, Texas, a certified copy of which decree in said suit being of record in Volume 219, Page 163 of the Deed Records of Chambers County, Texas

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Heather H. Hawthorne, County Clerk

Recorded: *Jane Martin*