

## NOTICE OF TRUSTEE'S SALE

Pursuant to Deed of Trust, Security Agreement and Financing Statement dated December 31, 2015, executed by HSA ENTERPRISES, LLC ("Mortgagor") Mortgagor conveyed to THOMAS B. ANDERSEN, as Trustee(s) all of their right, title, and interest in and to that one certain parcel of real property situated in Chambers County, Texas and described as:

**LOT TWO HUNDRED TWENTY-FOUR (224) OF PINEHURST SUBDIVISION, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "B", PAGE 60 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.**

to secure the payment of that one certain Promissory Note ("Note") dated December 31, 2015, in the original principal amount of \$114,487.00, executed by HSA ENTERPRISES, LLC and payable to the order of PREFERRED BANK ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust.

The Deed of Trust, Security Agreement and Financing Statement was filed of record under Chambers County Clerk's Volume 1624, Page 616; all in the Official Real Property Public Records of Chambers County, Texas; and

The Deed of Trust, Security Agreement and Financing Statement are in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust, Security Agreement and Financing Statement; and

The Beneficiary has directed the Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after the giving of at least 21 consecutive days notice and recording the Notice in the Chambers County Clerk's Office giving the time, place, and terms of said sale, and description of the property to be sold, pursuant to the Deed of Trust, Security Agreement and Financing Statement and the laws of the State of Texas;

Therefore, I, THEA CLARK, Substitute Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days by certified mail, return receipt requested, as well as regular mail, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, Security Agreement and Financing Statement, at the last known address of each such debtor, according to the records of Beneficiary, as required by the Deed of Trust, Security Agreement and Financing Statement and the laws

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\*UG-165-2020-2974\*

of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash, between the hours of 10:00 a.m. and 4:00 p.m. on the first Tuesday in **June**, being **June 2, 2020**, at the Chambers County Courthouse located at 404 Washington Avenue, Anahuac, Texas 77514, or as designated by the County Commissioners Court.

Pursuant to Section 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 10:00 a.m. and no later than three hours after that time.


The sale conducted pursuant to this Notice will be made subject to any valid and existing liens and any other title encumbrances affecting title to the property described above or any part of the property that are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

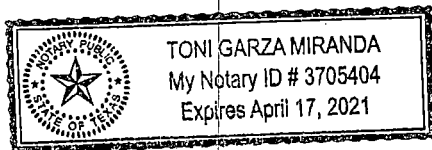
Signed on May 8<sup>th</sup>, 2020.

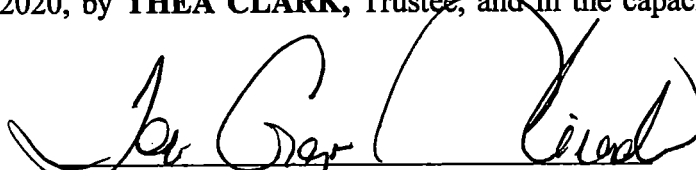
**DOYLE LAW FIRM, PLLC**  
6710 Stewart Road, Suite 300  
Galveston, Texas 77551  
Telephone: 409/744-9783  
Fax: 409/744-9786

By:   
THEA CLARK, Trustee

THE STATE OF TEXAS           §  
  §  
COUNTY OF GALVESTON       §

 This instrument was acknowledged before me on the 8<sup>th</sup> day of May, 2020, by **THEA CLARK**, Trustee, and in the capacity therein stated.



  
Notary Public in and for the State of Texas

**FILED FOR RECORD IN:**  
**Chambers County**  
**On: 5/15/2020 2:15:29 PM**  
**Doc Number: 2020 - 2974**  
**Number of Pages: 2**  
**Amount: 10.00**  
**Order#: 20200515000030**  
**By: PR**



**Heather H. Hawthorne, County Clerk**

Recorded: Alvin Lore