

**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 Four (4) and Five (5), Eight (8), and Nine (9), of BAYOU BEND, an addition in Chambers County, Texas according to the map or plat thereof recorded in/under Volume B, Page 46 of the Map/Plat Records of Chambers County, Texas

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

Date: April 4, 2023

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 eastern most stairs of the second floor of the Chambers County Courthouse located at 404 Washington Avenue, Anahuac, Chambers County, Texas 77514

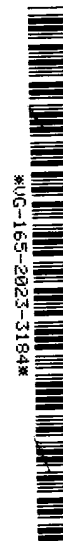
The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice 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 SAMBIH'S INVESTMENTS, LLC, a Texas limited liability company. The deed of trust is dated May 2, 2022, and is recorded in the office of the County Clerk of Chambers County, Texas



under County Clerk's File No. 2022-181442 of 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 \$36,000.00, executed by HARPREET KAUR, Managing Member of SAMBIH'S INVESTMENTS, LLC, a Texas limited liability company, payable to RONALD FEHRING and wife, CYNTHIA FEHRING; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of SAMBIH'S INVESTMENTS, LLC, a Texas limited liability company to RONALD FEHRING and wife, CYNTHIA FEHRING. RONALD FEHRING and wife, CYNTHIA FEHRING are the current owners and holders of the Obligations and are the beneficiaries under the deed of trust.

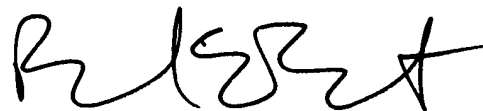
As of February 24, 2023, there was owed \$36,298.46 on the note, being principal, interest and late fees.

Questions concerning the sale may be directed to the undersigned or to the beneficiaries:

RONALD FEHRING and wife, CYNTHIA FEHRING  
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 Substitute 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 February 24, 2023



---

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  
bbenoit@rsg-llp.com

**FILED FOR RECORD IN:**  
**Chambers County**  
**On: 3/3/2023 1:33:50 PM**  
**Doc Number: 2023-3184**  
**Number of Pages: 2**  
**Amount: 10.00**  
**Order#: 20230303000033**  
**By: LM**



**Heather H. Hawthorne, County Clerk**

Recorded: *Sam Martin*