

Notice of Foreclosure Sale

Deed of Trust, Assignment of Rents Security Agreement and Fixture Agreement ("Deed of Trust"):

Dated: November 3, 2017

Grantor: LILIANA PATRICIA PEREZ

Trustee: Anthony Caridi

Lender: 1201 13th Trust, its address being 17424 W. Grand Pkwy, Ste. 163, Sugar Land, TX 77479

Servicer: Mills Escrow Company, its address being 906 N. Mesa, Suite 101, El Paso, TX 79902

Recorded in: Instrument 2017067480 of the Official Public Records of Galveston County, Texas

Legal Description: LOT 274 SNUG HARBOR ADDITION, SECTION 2, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OF SAID SUBDIVISION OF RECORD IN VOL. 254A, PAGE 45, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS. SUBJECT TO: A. 15' DITCH EASEMENT AND 5' UTILITY EASEMENT ALONG THE REAR PROPERTY LINE OF SUBJECT PROPERTY AS INDICATED ON THE RECORDED MAP OF SAID SUBDIVISION OF RECORD IN VOL. 254A, PAGE 45, GALVESTON COUNTY RECORDS; AND B. PERPETUAL ROYALTY INTEREST RESERVATION AS REFLECTED BY INSTRUMENT OF RECORD IN VOL. 569, PAGE 289, GALVESTON COUNTY RECORDS.

Secures: Promissory Note ("Note") in the original principal amount of \$12,900.00, executed by LILIANA PATRICIA PEREZ ("Borrower") and payable to the order of Lender

Substitute Trustee: Patricia Poston, Nick Poston, David Poston, Anna Sewart, Keith Wolfshohl, David Barry, Byron Sewart, Austin DuBois, Nick Frame or Helen Henderson

Substitute Trustee's Address: 4151 Southwest Freeway, Ste. 680, Houston, Texas 77027

Foreclosure Sale:

Date: August 4, 2020

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1 PM and not later than three hours thereafter.

Place: THE FIRST FLOOR LOBBY OF THE GALVESTON COUNTY COURTHOUSE, 722 MOODY (21st STREET), GALVESTON, TX 77550 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that 1201 13TH Trust's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, 1201 13TH Trust, the owner and holder of the Note, has requested the Substitute Trustee(s) to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of 1201 13TH Trust's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee(s) will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If 1201 13TH Trust passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by 1201 13TH Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

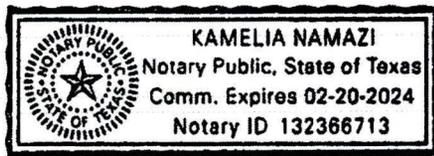
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Barry & Sewart, PLLC

By: Anna Sewart
Anna C. Sewart
Texas Bar No. 24029832
4151 Southwest Freeway, Suite 680
Houston, TX 77027
Tel. (713) 722-0281
Fax (713) 722-9786
Attorney for 1201 13th Trust

Sworn and Subscribed before me on the 14th day of July 2020 by
Anna Sewart as Substitute Trustee and as Attorney for 1201 13th Trust.



[Signature]
NOTARY PUBLIC.

FILED

Instrument Number: *FILED2020001084*

Filing Fee: 23.00

Number Of Pages:4

Filing Date: 07/14/2020 8:03AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*