

Notice of Foreclosure Sale

September 4, 2020

Deed of Trust ("Deed of Trust"):

Dated: August 7, 2013

Grantor: Jerry LeBlanc and Alissa LaBlanc

Trustee: Roy D. Mease

Lender: Jess Brooks

Recorded in: 2013055107 of the real property records of Galveston County, Texas.

Legal Description: 4.1 acre tract of land out of Lot "P" of the Sherman Survey, Abstract No. 181, in Galveston County, Texas according to the map or plat thereof, recorded in Volume 134, Page 10 in the Office of the County Clerk of Galveston County, Texas, said tract being more particularly described by metes and bounds as follows;

COMMENCING at the Northeast corner of said Lot "P", in the North line of Wincrest Street;

THENCE West, a distance of 50.00 feet to a 3/4 inch iron pipe found marking the Northeast corner and Point of Beginning of the herein described tract, in the West line of said Wincrest Street;

THENCE South 01 deg. 45 min. 07 sec. West, along the West line of said Wincrest Street, a distance of 280.00 feet to a 1/2 inch iron rod found marking the Southeast corner of the herein described tract, same being the Northeast corner of a tract conveyed to Daniel M. Lexa by Deed recorded under Galveston County Clerk's File No. 2004072686;

THENCE in a West, along the North line of said Lexa tract, at a distance of 417.71 feet pass a 1/2 inch iron rod found for reference and continue for a total distance of 620 feet to the Southwest corner of the herein described tract, on the Northeasterly line of Gum Bayou.

THENCE in a Northwesterly direction, along said Northeasterly line, a straight line distance of 151.78 feet to a point in the West

line of said Lot "P".

THENCE North 01 deg. 48 min. 07 sec. East along said West line, a distance of 171.00feet to the Northwest corner of the herein described tract, same being the Northwest corner of said Lot "P" and the Southwest corner of Lot "N";

THENCE East, along the line common to Lots "N" and "P", at a distance of 59.46 feet pass a ½ inch iron rod set for reference and continue for a total of 625.60 feet to the Point of Beginning.

Secures: Promissory Note ("Note") in the original principal amount of \$300,000.00, executed by Jerry LeBlanc and Alissa LaBlanc ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Foreclosure Sale:

Date: Tuesday, November 3, 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 10:00 am and not later than three hours thereafter.

Place: Galveston County Court in the area designated by the County Commissioners Court

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 Jess Brooks'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, Jess Brooks, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Jess Brooks's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Jess Brooks'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

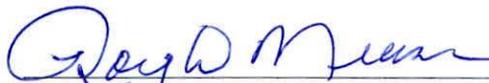
If Jess Brooks passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Jess Brooks. 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, 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 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.



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FILED

Instrument Number: *FILED2020001340*

Filing Fee: 23.00

Number Of Pages:4

Filing Date: 10/08/2020 9:38AM

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.*