

Notice of Foreclosure Sale

October 18, 2021

FILED
OCT 17 10:17 O'CLOCK A.M.
OCT 20 2021
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By MO

Deed of Trust ("Deed of Trust"):

Dated: August 19, 2014

Grantor: Miquel Garza, Jr. and Celene Flores

Trustee: Marquist Taylor

Lender: Falcon Properties, Inc.

Recorded in: Instrument Number 320268 of the real property records of Angelina County, Texas, being in renewal and extension of Warranty Deed with Vendor's Lien recorded in Instrument Nu. 2016-00335986 of the real property records of Angelina County, Texas

Legal Description: 2569 Richardson Rd, Lufkin, Texas 75904, Being all that certain tract or parcel of land lying and being situated in Angelina County, Texas, and being a portion of the J.B. Pulvador League, Abst. No. 36 and also being a portion of block No.s Eleven (11) and Twelve (12) of a subdivision of said Pulvador League and being further a portion of the land conveyed by T.D. Dias and wife Nonie Dias to Willie Dunn by deed recorded in Volume 62, page 35, of the Deed Records of Angelina County, Texas, and being further a portion of the Tract No. two (2) of a partition of the Willie Dunn land by deeds between the heirs of Willie Dunn, dated November 7, 1958 and further a portion of that certain track described in a deed from Irene Singleton Roberts and husband Dennie Roberts Coy Dunn, et ux, and being recorded in Book 228, Page 480, of the deed records of Angelina County, Texas, and being described in the attached Exhibit "A".

Secures: Note ("Note") in the original principal amount of \$56,955.00, executed by Miquel Garza, Jr. and Celene Flores ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, December 7, 2021

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: Angelina County Courthouse Annex

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 Falcon Properties, Inc.'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, Falcon Properties, Inc., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

If Falcon Properties, Inc. 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 Falcon Properties, Inc.. 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

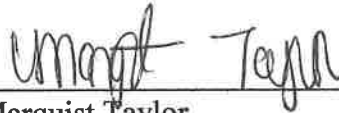
further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.



Larry G. Byrd
Attorney for Mortgagee



Marquist Taylor
3201 S. Medford Dr, Ste. 6
LUFKIN, TX 75901
Telephone (936) 936-639-3191
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BRING all that certain tract or parcel of land lying and being situated in Angelina County, Texas, and being a portion of the J.B. Pulvador League, Abst. No. 36 and also being a portion of Block Nos. Eleven (11) and Twelve (12) of a subdivision of said Pulvador League and being further a portion of the land conveyed by T.D. Dias and wife Nenie Dias to Willie Dunn by deed recorded in Volume 62, page 35, of the Deed Records of Angelina County, Texas, and being further a portion of Tract No. two (2) of a partition of the Willie Dunn land by deeds between the heirs of Willie Dunn, dated November 7, 1958 and further a portion of that certain track described in a deed from Irene Singleton Roberts and husband Dannie Roberts to Coy Dunn, et ux, and being recorded in Book 228, page 480, of the Deed Records of Angelina County, Texas, and being described by metes and bounds as follows:

BEGINNING at the Southwest corner of said tract being known as tract No. two (2), a stake for corner in the north R.O.W. line of hard surface road;

THENCE North with the W&L of said tract 169 ft. to a stake for corner;

THENCE East 130 ft., a stake for corner;

THENCE South 169 ft. to a stake for corner in the North R.O.W. line of hard surface road;

THENCE West with said road 130 ft. to the place of beginning, and containing one-half (1/2) acre of land, more or less.

STATE OF TEXAS
 COUNTY OF ANGELINA
 I hereby certify that this instrument was FILED IN
 File Number Sequence on the date and at the time
 specified hereon by me, and was duly RECORDED, in the
 Official Public Records of Angelina County, Texas on
MAR 28 1996



JoAnn Chastain
 COUNTY CLERK
 ANGELINA COUNTY, TEXAS

FILED
 AT 3 O'CLOCK P M

MAR 22 1996

JOANN CHASTAIN, Clerk, County Court
 Angelina County, Texas

By OLA Deputy