

**Notice of Foreclosure Sale**

Deed of Trust ("Deed of Trust"):

Dated: June 19, 2020

Grantor: Travis Morgan

Trustee: Jeanne Bunnell Leach

Lender: Oodles Over, LLC, a Texas limited liability company

Recorded in: Document #2020-3217, Official Records of Milam County, Texas.

Legal Description:

**Being the East ½ of Lots 11 and 12, Block 12, City of Rockdale, Texas, according to the plat thereof recorded in Cabinet A, Slide 44-A, 47-A, 77-D, Plat Records of Milam County, Texas.**

**Being the same property described in Deed dated May 19, 2000, executed by M.R. Currey, et ux to Charlie Patranella and Charles Randall Patranella, recorded in Volume 821, Page 264, Official Records of Milam County, Texas, and as described in deed dated November 15, 2007, executed by Charles Patranella, joined pro forma by his wife, Leah Patranella to Charles Randall Patranella, recorded in Volume 1063, Page 464, Official Records of Milam County, Texas.**

**And being the same property described in a Warranty Deed with Vendor's Lien from Oodles-Over, LLC, a Texas limited liability company to Travis Morgan, a single person, dated June 19, 2020, recorded in Instrument #3216, Official Records of Milam County, Texas.**

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$58,000.00, executed by Travis Morgan ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to 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 a.m.

Place: Milam County Courthouse  
102 South Fannin Avenue  
Cameron, Texas 76520

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 Oodles Over, LLC, a Texas limited liability company's bid may be by credited against the indebtedness secured by the lien of the Deed of Trust.

Filed 15 day of Nov  
in 2021, At 1:50 M.  
JODI MORGAN  
County Clerk, Milam County, Texas  
By [Signature]  
Deputy

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, Oodles Over, LLC, a Texas limited liability company, 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 Oodles Over, LLC, a Texas limited liability company's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Oodles Over, LLC, a Texas limited liability company'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.

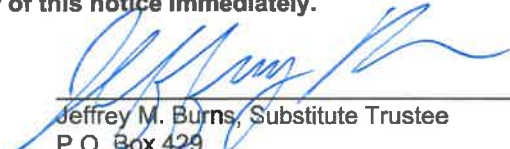
If Oodles Over, LLC, a Texas limited liability company passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Oodles Over, LLC, a Texas limited liability company. 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.**

  
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Jeffrey M. Burns, Substitute Trustee  
P.O. Box 429  
Somerville, Texas 77879