

Notice of Foreclosure Sale

June 10, 2020

Filed 15th day of June
in 2020, At 8:30 A.M.
JODI MORGAN
County Clerk, Milam County, Texas
By Jennifer Northcott
Deputy

Deed of Trust ("Deed of Trust"):

Dated: August 16, 2017
Grantor: Cheryl J. Braziel
Trustee: Michael E. Vance

Lender: Lone Star Trust, as Custodian of the Deborah Vann Self Directed IRA

Recorded in: Volume 1316, Page 103 of the real property records of Milam County, Texas

Legal Description: Being Two tracts of land out of Block Number Eleven (11), Reese's Addition, City of Cameron, Milam County, Texas, as shown on plat of said subdivision of record in Volume 37, Page 109, Deed Records of Milam County, Texas, more particularly described by metes and bounds on Exhibit "A" consisting of 1 page attached hereto.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$64,000.00, executed by Cheryl J. Braziel ("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

Substitute Trustee: Joshua J. Benn
Substitute Trustee's Address: 3091 University Drive East #110, Bryan, Texas, 77802

Foreclosure Sale:

Date: Tuesday, July 7, 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: On the east steps of the Milam County Courthouse, 102 South Fannin, Cameron, Milam County, Texas.

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 Lone Star Trust, as Custodian of the Deborah Vann Self Directed IRA'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, Lone Star Trust, as Custodian of the Deborah Vann Self Directed IRA, 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 Lone Star Trust, as Custodian of the Deborah Vann Self Directed IRA's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lone Star Trust, as Custodian of the Deborah Vann Self Directed IRA'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 Lone Star Trust, as Custodian of the Deborah Vann Self Directed IRA 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 Lone Star Trust, as Custodian of the Deborah Vann Self Directed IRA. 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.



Joshua J. Benn
Substitute Trustee
3091 University Drive East #110
Bryan, Texas 77802
Telephone (979) 393-0345
Telecopier (979) 704-6555

All those certain lots, tracts or parcels of land lying and being situated in the City of Cameron, Milam County, Texas, and being more particularly described as follows, to-wit:

FIRST TRACT: All that certain lot or parcel of land out of the D. Monroe Grant, in Cameron, Milam County, Texas, and more particularly described as follows: BEGINNING at the N. W. corner of the lot out of Block 11 of Reese's Addition to the City of Cameron, conveyed by T. G. Sampson to Florine Sampson Taylor by deed of date May 8, 1936, and of record in Volume 216, page 307, of the Deed Records of Milam County, Texas, for S. W. corner of Tract hereby conveyed, said corner being in the East line of North Houston Avenue; THENCE N. 19 E. 66 feet, more or less, to N. W. corner of said Block 11 for N. E. corner of this; THENCE S. 71 E. 105 feet, more or less, to N. E. corner of the lot conveyed by T. G. Sampson to Fred F. Sampson by deed of date May 9, 1936, and of record in Vol. 216 page 285, of the Deed Records of Milam County, Texas, for N. E. corner of lot hereby conveyed; THENCE S. 19 W. 66 feet, more or less, to the N. E. corner of said Florine Sampson Taylor lot, for S. E. corner of lot hereby conveyed; THENCE along N. line of said Florine Sampson Taylor lot N. 71 W. 105 feet, more or less, to the place of beginning, and being the same land conveyed by T. G. Sampson to Fred F. Sampson, by deed of date May 9, 1936, and of record in Volume 216 page 285 of the Deed Records of Milam County, Texas.

Being the same property described in Warranty Deed executed by Fred F. Sampson to W. N. Burns, dated February 11th, 1948, of record in Volume 260 page 136 of the Deed Records of Milam County, Texas.

SECOND TRACT: All that certain lot or parcel of land out of the D. Monroe Grant in the City of Cameron, Milam County, Texas, being a part of Block Number Eleven (11) of Reese's Addition to the said City of Cameron, according to and as shown and designated on map and plat of said Addition of record in Volume 37, page 110 of the Deed Records of Milam County, Texas, and being all of the N. W. one-fourth (1/4) of said Block Number Eleven (11), SAVE AND EXCEPT that portion of said Block Number Eleven (11) conveyed by T. G. Sampson to Fred W. Sampson by warranty deed dated May 9, 1936, and recorded in Volume 216, page 285 of the Deed Records of Milam County, Texas, to which records reference is here made for all purposes.

Being the same property described in Warranty Deed executed by Oma Weems Little, et al, to W. N. Burns, dated July 13th, 1962, of record in Volume 321 page 231 of the Deed Records of Milam County, Texas.

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OFFICIAL RECORDS
MILAM COUNTY, TEXAS

EXHIBIT A
Page 1 of 1 Pages

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FILED
AT 10:10 O'CLOCK A M
ON THE 17 DAY OF August
A.D., 20 17

STATE OF TEXAS
COUNTY OF MILAM
I hereby certify that this instrument was FILED on the day and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Record of Milam County, Texas.



Barbara Vansa
COUNTY CLERK, MILAM COUNTY, TEXAS
BY Linda Hase DEPUTY

Barbara Vansa
County Clerk, Milam County, Texas
VOL 1316 PAGE 103
RECORDED 8-17-17
BY Holly Dowdell DEPUTY

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