

NOTICE OF FORECLOSURE SALE

Date: May 7, 2021

Trustee: The Morris Law Firm, PLLC

Trustee's Address: 2110 W Slaughter Ln, Ste 107-392, Austin TX

Mortgagee: Jim Waltrip Enterprises, LLC, a Texas limited liability company

Obligation Secured: That certain note executed by Grantor dated December 28, 2018 in the original principal amount of \$301,819.00 payable to the order of Lender and other obligations therein.

Deed of Trust

Date: December 28, 2018

Grantor: A&H Heyville, LLC, a Texas limited liability company

Mortgagee: Jim Waltrip Enterprises, LLC, a Texas limited liability company

Recording information: recorded January 4, 2019 as Instrument No. 190020,
Public Records of Austin County, Texas

Property to be Sold: 0.9779 acres out of the John Nichols League Abstract No. 73, in Bellville, Austin County, Texas, more particularly described by a metes and bounds description attached hereto as Exhibit "A".

Date of Sale: June 1, 2021

Time of Sale: 10:30 am, or not later than 3 hours thereafter

Place of Sale: Foyer of the Austin County Courthouse, or as otherwise designated by the County Commissioner's Court

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.

Mortgagee has appointed The Morris Law Firm, PLLC as Trustee under the Deed of

Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE 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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" without any express or implied warranties except as to warranties of title. The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Certificate of Posting

I declare under penalty of perjury that on May 7, 2021, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of Austin County, Texas and Texas Property Code Sections 51.002(b)(1) and 51.002(b)(2).

/s/ Emily M. Morris

Emily Morris
The Morris Law Firm, PLLC
2110 W Slaughter Ln, Ste 107-392
Austin, TX 78748

FILED

2021 MAY 10 PM 2: 14

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS