

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Notice is hereby given of a public non-judicial foreclosure sale.

NOTE:

Date: May 31, 2011

Principal Amount: As provided in the Note

Maker: D. GREGOR ARENS and C. RANELLE ARENS

Payee: TFG HOLDINGS, LLC (as assignee of The Falls Joint Venture-L1, LLC as recorded in Volume 905, Page 669 in the Official Records of Colorado County, Texas)

DEED OF TRUST:

Deed of Trust dated May 31, 2011 in favor of Heartsill Ragon, III, Trustee, for the benefit of The Falls Joint Venture-L1, LLC, recorded in Volume 672, Page 829 in the Official Records of Colorado County, Texas by Grantors, D. GREGOR ARENS and C. RANELLE ARENS

LENDER: TFG Holdings, LLC

BORROWER: D. GREGOR ARENS and C. RANELLE ARENS

PROPERTY:

Lot 13 in Block 4 of The Falls, Replat Section One, a subdivision located partly in the Charles Fritsche Survey, Abstract 199, partly in the Peter Piper Survey, Abstract 447, and partly in the Robert H. Tobin Survey, Abstract 551, Colorado County, Texas, according to the plat recorded in Slide Nos. 85-86, Plat Records of Colorado County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and right appurtenant to the real property as described in the Deed of Trust.

SUBSTITUTE TRUSTEE:

Regan Spence Coy

P.O. Box 27209

Houston, TX 77227

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday July 6, 2021

Time: The sale shall begin no earlier than **10:00 a.m.** or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: The sale will take place at the place designated by the Colorado County Commissioner's Court.

NOTICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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 THE NOTICE IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

TERMS OF SALE

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and Deed of Trust lien under the Texas Property Code section 51.002 has requested that the Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber other real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with the Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date, Time and Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. **Substitute Trustee has not made and will not make any covenants, representation, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.**

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust.

Those desiring to purchase the property will need to demonstrate their ability to pay cash or acceptable certified funds on the day of the property is sold.

Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Questions concerning the sale may be directed to the undersigned or to the Lender.

Executed as of June 2, 2021



Regan Spence Coy, Substitute Trustee
TFG Holdings, LLC
P.O. Box 27209
Houston, TX 77227
Phone: 832-380-2018

After Recording, please return original to:
TFG Holdings, LLC
P.O. Box 27209
Houston, TX 77227

FILED FOR RECORD
COLORADO COUNTY, TX
2021 JUN -3 PM 2:42
KIMBERLY MENKE
COUNTY CLERK
P.O.

- 2399