

NOTICE OF TRUSTEE'S SALE

Date: August 10, 2018

Lien for Unpaid Assessments

Owner(s): **MERCHANTS MORTGAGE AND TRUST CORPORATION, LLC**

Property: LOT 45, BLOCK 1, SECTION 12, WILDWOOD SHORES, SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. CABINET 4, SHEET 55, OF THE MAP RECORDS OF WALKER COUNTY, TEXAS, TOGETHER WITH ANY IMPROVEMENTS THEREON AND ALL APPURTENANCES PERTAINING THERETO, AND MORE COMMONLY KNOWN AS **S12B1L45 FIREWOOD ROAD, HUNTSVILLE, TEXAS 77340** (THE "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions, Easements and Restrictions having file numbers 06325, 03788, 08647, 06020, 01295, 04427, 07531, 07534, 09532, 00362, 04048, 00008800, 00010721, 00007523, 00001451 and 00009226, with any and all amendments and/or supplements thereto, recorded in the Real Property Records of Walker County, Texas, each Owner by acceptance of a deed to a Lot or Tract, hereby expressly grants to WILDWOOD SHORES PROPERTY OWNERS ASSOCIATION, INC., (the "Association") a lien and power of sale for the purpose of securing payment of Assessments upon such Lot or Tract. Such lien for payment of Assessments may be enforced by the non-judicial foreclosure of the defaulting Owner's Lot by the Association in like manner as a real property mortgage with power of sale under Texas Property Code § 51.002.

Trustees: Terry H. Sears, Sarah B. Gerdes or Catherine Zarate of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

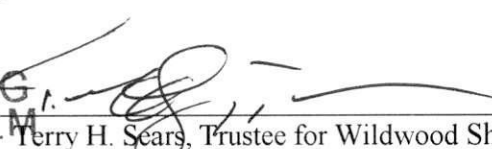
Date of Sale (first Tuesday of month): **Tuesday, September 4, 2018.**

Time of Sale: No earlier than 11:00 a.m. and no later than 2:00 p.m.

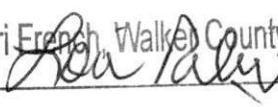
Place of Sale: On the Walker County Courthouse steps, located at 1100 University Ave., Huntsville, Texas 77340.

MERCHANTS MORTGAGE AND TRUST CORPORATION, LLC upon property owned by it and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Expedited Order, Declaration and Section 51.002 of the Texas Property Code. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. The purchaser, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$2,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

FILED FOR POSTING
At 10:10 O'clock A. M. 
Terry H. Sears, Trustee for Wildwood Shores Property Owners Association, Inc.

AUG 14 2018

Kari French, Walker County Texas
by  Deputy