

NOTICE OF FORECLOSURE SALE

December 16, 2024

**Deed of Trust:** Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: August 1, 2021  
Trustee: J. KEN MUCKELROY  
108 Foster St.  
Center, Texas 75935

FILED FOR RECORD  
*December 16, 2024*  
AT *8:45* O'CLOCK *A* M  
MARGO NOBLE, COUNTY CLERK  
SAN AUGUSTINE COUNTY  
SAN AUGUSTINE, TEXAS  
BY *M. Noble*  
DEPUTY

Grantor: GEORGE O. BUSH, CARMEN MICHELLE BUSH, KAYLEE HANZEL

Mortgagee: GWENDA HANZEL (hereafter "Lender")

**Recording Information:** Volume 431, Page 235, Real Property Records San Augustine County, Texas.

**Legal Description:**

**TRACT ONE:** Being 0.461 acre tract in the Z. REDMOND SURVEY, A-36, San Augustine County, Texas and being all of a called 0.46 acre tract described in a Warranty Deed conveyed to Gwenda Hanzel from Gerald Sowell, et al, Trustees of Bethel Missionary Church dated March 24, 2021 and recorded in volume 423, Page 372 of the Real Property Records of said County. Said 0.461 acre tract is also known as being out of and part of a 5 acre tract owned by Bethel Baptist Church recorded in Volume 176, Page 299 of the Deed Records of San Augustine County, Texas, is located approximately 10.6 miles Southwest of the Court House of said County, adjoins and lies West of Farm-to-Market Highway #1992, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all intents and purposes.

**TRACT TWO:** Being 1.310 acre tract in the. REDMOND SURVEY, A-36, of San Augustine County, Texas being out of and part of the "First Tract" a called 5.62 acre tract described in a Gift Deed conveyed to Gwenda Hanzel from Alva Lee Bennefield Todd dated March 24, 2009 and recorded in Volume 133, Page 12 of the Real Property Records of San Augustine County, Texas. Said 1.310 acre tract is located approximately 1-.6 miles Southwest of the Court House of said County, lies approximately 68' West of Farm-to Market Highway 1992, and being more particularly described in Exhibit "B" attached hereto and made a part hereof for all intents and purposes.

**Note Secured by Deed of Trust:** Deed of Trust (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: August 1, 2021  
Original Principal Amount: \$65,000.00  
Maker: GEORGE O. BUSH, CARMEN MICHELLE BUSH, KAYLEE HANZEL  
Lender: GWENDA HANZEL

**Property:** All property and improvements as described in the Deed of Trust, with the exception of any Released Property.

**Sale Location:** San Augustine County Courthouse in San Augustine, Texas, at the following location: At the Stripling Pavilion on the Courthouse lawn of the courthouse of the said county in the city of San Augustine, Texas

**Sale Time:** The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM. The sale will begin at 10:00 a.m. or within three hours from that time.

**Sale Date:** January 7, 2025

**Terms of the Sale:** This public Foreclosure Sale will sell all property "AS IS" to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured in the Deed of Trust.

Due to the default under the terms of the Deed of Trust, the Lender directed the Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property as described in the Deed of Trust in accordance with the terms of the Texas Business and Commerce Code and the Deed of Trust.

The Foreclosure Sale will commence on January 7, 2025 between the hours of 10:00 AM and 4:00 PM and in accordance with the details as further set forth above. At that time, the Trustee will direct the sale of the property described in the Deed of Trust in manner as allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be posted and filed in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

This property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

The Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

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.



J. KEN MUCKELROY, Trustee

Attorney for Gwenda Hanzel

State Bar No: 00788090

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Center, Texas 75935

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