

Notice of Foreclosure Sale

October 10, 2023

OCT 16 2023
Jenise Clark
Clerk, County Court, Sabine County
By Omenele Rice DEPUTY

Deed of Trust ("Deed of Trust"):
Dated: June 2, 2016
Grantor: Tushar Patel
Original Trustee: Charles A. Botschen,
Substitute Trustee: Thomas D. Fortenberry and/or Lisa Olds and/or Brittini Hughes
Lender: S.A. Hospitality, L.L.C.
Recorded in: Volume 417, Page 424, et seq., of the real property records of Sabine County, Texas
Legal Description: Being all that 3.72 acre tract of land lying and situated in Sabine County, Texas, out of the James Gaines Survey, Abstract No., 16 and the John Gaines Survey No. 110, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated
Secures: Note ("Note") in the original principal amount of \$36,000.00 and a second note in the original principal amount of \$550,000.00 executed by Tushar Patel ("Borrower") and payable to the order of Lender.
Foreclosure Sale:
Date: Tuesday, November 7, 2023
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 1:00 P.M. and not later than three hours thereafter.
Place: At the area as designated by the County Commissioner's Court, county of Sabine, State of Texas, or at the place this notice is posted if no area has been designated by the Commissioners' Court.
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 the Current Lender 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, S.A. Hospitality, L.L.C., 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 S.A. Hospitality, L.L.C election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with S.A. Hospitality, L.L.C'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 S.A. Hospitality, L.L.C 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.

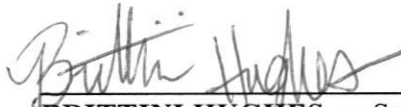
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 S.A. Hospitality, L.L.C. 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE 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.



BRITTINI HUGHES, as Substitute Trustee
318 West Dogwood
P.O. Box 2099
Woodville, Texas 75979
Telephone: (409) 283-2811
Fax: (409) 291-7042

BEING 3.72 acres of land in the JAMES GAINES SURVEY, ABSTRACT NO. 16, and the JOHN GAINES SURVEY, ABSTRACT NO. 110, and being the SECOND TRACT in the land conveyed by G. R. Oliphant and wife, Katie Vickers Oliphant, to Emilon Zollars, Jorga Wright, and Kay Hobbs, by deed dated February 1, 1989, and recorded in Volume 267, Page 282, of the Deed Records of Sabine County, Texas, and being further described as follows:

BEGINNING at a concrete highway monument found for the northeast corner of the 3.72 acre tract and in the south right-of-way line of State Highway 21, and being 60 ft. from the center-line, said monument is also in the west line of United States Forest Service Tract NO. S-1Av, U. S. F. S. Witness Corner # 1 bears S 28d 04m E a distance of 5.8 ft.

THENCE S 33d 20m 39s E with the east line of the United States Forest Service for a distance of 361.18 ft. to U. S. F. S. standard corner # 2 on the common line of the JOHN GAINES SURVEY and the JAMES GAINES SURVEY;

THENCE S 80d 28m 31s E with the common line of the said surveys and the U. S. F. S. for a distance of 186.22 ft. to a 6" x 6" concrete monument found for U. S. F. S. Witness Corner # 3 on the Toledo Bend Taking-Line Traverse;

THENCE S 64d 18m 50s W with said Take-Line for a distance of 16.23 ft. to a 3/4" iron rod found for Take Point # 1200;

THENCE S 34d 18m 00s E with said Take-Line for a distance of 186.96 ft. to a 3/4" iron rod found for Take Point # 1199;

THENCE S 86d 15m 46s W with said Take-Line for a distance of 103.11 ft. to a 3/8" iron rod found for Take Point # 1198;

THENCE S 8d 06m 15s W with said Take-Line for a distance of 106.01 ft. to a 3/8" iron rod found for Take Point # 1197;

THENCE N 54d 26m 56s W with said Take-Line for a distance of 103.02 ft. to a 3/8" iron rod found for Take Point # 1196;

THENCE S 44d 11m 41s W with said Take-Line for a distance of 147.07 ft. to a 3/8" iron rod found for Take Point # 1195 and for the southwest corner of the 3.72 acre tract and for the southeast corner of 13.784 acre tract of land conveyed by Elwood Morris to J. W. Small by deed dated July 7, 1972, and recorded in Volume 152 Page 58, of said Deed Records, a Sweet Gum found marked X bears S 88d W 13.6 ft.;

THENCE N 29d 08m 53s W with an east line of the 13.784 acre tract for a distance of 169.20 ft. to a 1/2" iron pipe found for an angle corner;

THENCE N 33d 42m 49s W with an east line of the 13.784 acre tract for a distance of 489.10 ft. to a 3/8" iron rod found in the south right-of-way line of said Sate Highway 21 for the northwest corner of the 3.72 acre tract and for a northwest corner of the 13.784 acre tract;

THENCE N 62d 26m 30s E with said right-of-way line for a distance of 208.85 ft. to the POINT OF BEGINNING and containing 3.72 acres of land.

EXHIBIT A