

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE****DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 7<sup>th</sup> day of May, 2024  
**Time:** 1:00 p.m. or not later than three hours after that time  
**Place:** **THE FOYER AT THE SOUTH ENTRANCE OF THE COURTHOUSE OR  
AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**  
**TERMS OF SALE: CASH**

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** November 1, 2023  
**Grantor(s):** Cynthia A. Smith a/k/a Cynthia Antoinette Smith, An Unmarried Woman  
**Original Mortgagee:** Delta Community Credit Union  
**Original Principal:** \$726,000.00  
**Recording Information:** Deed Inst.# 2313220  
**Current Mortgagee/Beneficiary:** Delta Community Credit Union  
**Secures:** Note (the "Note") in the original principal amount of \$726,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, amended, corrected and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Waller  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 6511 Fairway Glen Lane, Katy, Texas 77493  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Master Mortgage Servicer:** Delta Community Credit Union  
**Mortgage Servicer Address:** 315 Highway 74 North, Peachtree City, GA 30269

**SUBSTITUTE TRUSTEE(S): Lisa A. Frank, Jennifer Murphy, McCalla Raymer Leibert Pierce, LLC, Megan Randle, Robert Randle or Ebbie Murphy, or any. THE INSTRUMENT WHICH APPOINTED THESE SUBSTITUTE TRUSTEES TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING SUCH APPOINTMENT IS THE ATTORNEY OR AUTHORIZED AGENT OF MORTGAGEE OR MORTGAGE SERVICER AND SUCH APPOINTMENT OF SUBSTITUTE TRUSTEE WAS RECORDED MARCH 21, 2024, DOCUMENT NO. 2403522, WALLER COUNTY RECORDS.**

**SUBSTITUTE TRUSTEE ADDRESS:** 1320 Greenway Drive, Ste. 780, Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC  
1320 Greenway Drive, Ste. 780, Irving, TX 75038  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

 Megan Randle

**Certificate of Posting**

I am \_\_\_\_\_ whose address is \_\_\_\_\_. I declare under penalty perjury that I filed and/or recorded this Notice of Foreclosure Sale at the office of the Waller County Clerk and caused it to be posted at the location directed by the Waller County Commissioners.

Return to: [Jennifer.Murphy@mccalla.com](mailto:Jennifer.Murphy@mccalla.com) or 1320 Greenway Drive, Ste. 780, Irving, TX 75038

**EXHIBIT "A"**

**Being Lot 20, Block 1, Falls at Green Meadows, Sec 9, an addition to the City of Katy, Waller and Harris Counties, Texas, according to the map or plat thereof recorded in County Clerk's File No. 2100735, Plat Records, Waller County, Texas.**

# FILED AND RECORDED

Instrument Number: 24-036

Filing and Recording Date: 04/01/2024 09:07:57 AM Pages: 4 Recording Fee: \$4.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



*Debbie Hollan*

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Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To: