

Current Borrower: CHARLES HESSEL, AN UNMARRIED PERSON AND CODY JOHANSSON, AN UNMARRIED PERSON
MH File Number: TX-16-27130-FC
VA/FHA/PMI Number:
Loan Type: FannieMae
Property Address: 26434 FIELDS STORE RD, WALLER, TX 77484

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/23/2007

Original Beneficiary/Mortgagee:
TEXAS LOAN STAR INC.

Recorded in:
Volume: 1026
Page: 098
Instrument No: 702400

Mortgage Servicer:
Seterus, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 5/3/2016

Grantor(s)/Mortgagor(s):
CHARLES HESSEL, AN UNMARRIED PERSON AND CODY JOHANSSON, AN UNMARRIED PERSON

Current Beneficiary/Mortgagee:
Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

Property County:
WALLER

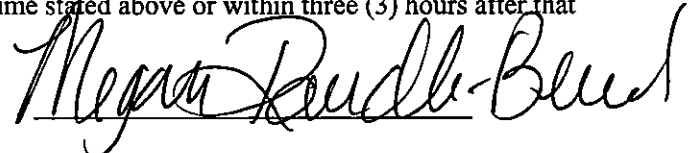
Mortgage Servicer's Address:
14523 SW Millikan Way, Suite 200, Beaverton, OR 97005

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: THE FOYER AT THE SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i): 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.



Megan Randle-Bender
or Cole D. Patton
or Catherine Allen-Rea
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

16-024
03/31/2016 12:43:21 PM Total Pages: 5 Fee: 5.00
Debbie Hollan, County Clerk - Waller County, TX

TX-16-27130-FC

Legal description of land:

PARCEL I: A certain 20.000 acre tract of land, more or less, situated partly in the John Tom Survey, Abstract 265, and partly in the Anton Rivers Survey, Abstract 243 Waller County, Texas; said 20.000 acre tract of land being more particularly described on Exhibit "A" attached.

PARCEL II: A non-exclusive easement for ingress and egress purposes, appurtenant to Parcel One, to be established over the following described area:

Fifty (50') wide access easement being 0.554 of an acre of land, more or less, situated partly in the Anton Rivers Survey A-243, Waller County, Texas; said 0.554 acre tract of land being more particularly described on Exhibit "B" attached.

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ON EXHIBIT "A" and "B" ARE CORRECT.

EXHIBIT "A"

BEING a 20.000 acre tract of land situated partly in the John Tom Survey A-265 and partly in the Anton Rivers Survey A-243, Waller County, Texas, and being the same call 20.000 acre tract of land described by deed dated June 11, 1996, to Allan A. Wager and Kelli L. Fisher recorded in Volume 542, Page 133, Deed Records of Waller County, Texas, said 20.000 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the east right-of-way line of Fields Store Road, the northwest corner of an original call 20.000 acre tract of land described to Walter E. McDonald and Raylene McDonald by deed dated April 4, 1996, recorded in Volume 535, Page 838, Deed Records of Waller County, Texas, the southwest corner of the Wager-Fisher call 20.000 acre tract for the POINT OF BEGINNING and southwest corner of the herein described tract;

THENCE North 00 degrees 33 minutes 46 seconds East, along the east right-of-way line of Fields Store Road, a distance of 434.88 feet to a 12 inch diameter fence corner post from which a 1/2 inch iron rod bears South 16 degrees 15 minutes 21 seconds West, a distance of 0.78 feet, the northwest corner of the call 20.000 acre tract for the northwest corner of the herein described tract;

THENCE North 89 degrees 57 minutes 25 seconds East, along the north line of the call 20.000 acre tract, a distance of 1896.00 feet to a 5/8 inch iron rod found for the northeast corner of the call 20.000 acre tract for the northeast corner of the herein described tract;

THENCE South 25 degrees 50 minutes 51 seconds East, a distance of 483.02 feet to a 5/8 inch iron rod found 0.5 feet northeast of fence line for the southeast corner of the call 20.000 acre tract for the southeast corner of the herein described tract;

THENCE South 89 degrees 57 minutes 25 seconds West (bearing basis), along the north line of the McDonald tract, along the south line of the call 20.000 acre tract, a distance of 2110.86 feet to the POINT OF BEGINNING, containing within these metes and bounds a 20.000 acre tract of land as surveyed by Robert McCoy, Registered Professional Land Surveyor No. 4509, March 11, 2007, together with a 50 ft. wide access easement being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the northeast corner of the above described 20.000 acre tract of land for the POINT OF BEGINNING and northeast corner of the herein described easement;

THENCE South 25 degrees 50 minutes 51 seconds East, along the east line of the call 20.000 acre tract of land for the east line of this easement, a distance of 483.02 feet to a 5/8 inch iron rod found for the southeast corner of the above call 20.000 acres for the southeast corner of the herein described easement;

THENCE South 89 degrees 57 minutes 25 seconds West, along the south line of the call 20.000 acre tract for the south line of this easement, a distance of 55.54 feet to a 5/8 inch iron rod found for the southwest corner of the herein described easement;

THENCE North 25 degrees 50 minutes 51 seconds West, a distance of 483.02 feet to a 5/8 inch iron rod set in the north line of the 20.000 acre tract for the northwest corner of the herein described tract;

THENCE North 89 degrees 57 minutes 25 seconds East, along the north line of the 20.000 acre tract, a distance of 55.54 feet to the POINT OF BEGINNING, containing within this 50 ft. wide access easement 0.554 of an acre of land.

EXHIBIT "B"

BEGINNING at a 5/8 inch iron rod set for the northeast corner of the above described 20.000 acre tract of land for the **POINT OF BEGINNING** and northeast corner of the herein described easement;

THENCE South 25 degrees 50 minutes 51 seconds East, along the east line of the call 20.000 acre tract of land for the east line of this easement, a distance of 483.02 feet to a 5/8 inch iron rod found for the southeast corner of the above call 20.000 acres for the southeast corner of the herein described easement;

THENCE South 89 degrees 57 minutes 25 seconds West, along the south line of the call 20.000 acre tract for the south line of this easement, a distance of 55.54 feet to a 5/8 inch iron rod found for the southwest corner of the herein described easement;

THENCE North 25 degrees 50 minutes 51 seconds West, a distance of 483.02 feet to a 5/8 inch iron rod set in the north line of the 20.000 acre tract for the northwest corner of the herein described tract;

THENCE North 89 degrees 57 minutes 25 seconds East, along the north line of the 20.000 acre tract, a distance of 55.54 feet to the **POINT OF BEGINNING**, containing within this 50 ft. wide access easement 0.554 of an acre of land.

FILED AND RECORDED

Instrument Number: 16-024

Filing and Recording Date: 03/31/2016 12:43:21 PM Pages: 5 Recording Fee: \$5.00

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

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.

Stephanie Tompkins, Deputy

Returned To: