



NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS           §

COUNTY OF WALLER           §

WHEREAS, pursuant to that one certain Deed of Trust, hereinafter referred to as the "DEED OF TRUST" OCTOBER 8, 2014, which was executed by **MD ABDUL AWAL** and **RAZIA AWAL**, hereinafter referred to as the "MORTGAGOR", said MORTGAGOR conveyed all of its right, title, and interest in and to that one certain real property hereinafter referred to as the "PROPERTY" which is situated in **WALLER COUNTY, TEXAS**, to **J. FRED BAYLISS**, as TRUSTEE, hereinafter referred to as the "TRUSTEE" and thereafter the aforesaid DEED OF TRUST was duly recorded under Document Number 1406848, Volume 440, Page 326, Official Public Records of WALLER COUNTY, TEXAS; said PROPERTY is described as follows:

**TRACT ONE:**

(3104 TAYLOR STREET, WALLER, WALLER COUNTY, TEXAS 77484)

**LOT ONE (1), BLOCK THREE (3) OF THE COLLEGE ADDITION TO THE TOWN OF WALLER, WALLER COUNTY, TEXAS, ACCORDING TO THE ACCEPTED MAP OR PLAT OF SAID TOWN OF RECORD IN VOLUME 19, PAGE 505, DEED RECORDS OF WALLER COUNTY, TEXAS.**

**TRACT TWO:**

(3106 TAYLOR STREET, WALLER, WALLER COUNTY, TEXAS 77484)

**SURFACE ESTATE ONLY OF LOT TWO (2), BLOCK THREE (3) OF THE COLLEGE ADDITION TO THE TOWN OF WALLER, WALLER COUNTY, TEXAS, ACCORDING TO PLAT OF SAID ADDITION OF RECORD IN VOLUME 19, PAGE 505, DEED RECORDS OF WALLER COUNTY, TEXAS.**

**TRACT THREE:**

(3108 TAYLOR STREET, WALLER, WALLER COUNTY, TEXAS 77484)

**ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE TOWN OF WALLER, WALLER COUNTY, TEXAS, PART OF THE H. E. HEDGEPEETH SURVEY, A-140, BEING ALL OF LOT THREE (3) AND PART OF LOT FOUR (4), BLOCK THREE (3) OF THE COLLEGE ADDITION TO THE TOWN OF WALLER, A MAP OF SAID ADDITION BEING RECORDED IN VOLUME 19, PAGE 505, DEED RECORDS OF WALLER COUNTY, TEXAS, AND IN PLAT CABINET FILE SLIDE NO. B-93, IN THE PLAT RECORDS OF SAID COUNTY, AND BEING PART OF THE SAME DESCRIBED IN DEED DATED JUNE 25, 1997, FROM ROBERT S. MERRITT TO CAROLYN R. MERRITT, AS RECORDED IN VOLUME 468, PAGE 588, DEED RECORDS OF WALLER COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at a 3/8-inch iron rod found on the North margin of Taylor Street for the Southwest corner of said original Lot 3, being the Southwest corner hereof and being the Southeast corner of Lot 2, Block 3, of said College Addition, a railroad spike found bears N 12° 47' 39" W 11.09 feet;

**THENCE** along the East line of said Lot 2 for the West line hereof, being along the West line of said original Lot 3, N 00° 36' 20" W 128.00 feet to a ½ inch iron rod set for the Northwest corner hereof, being the Northeast corner of said Lot 2 and being the Northwest corner of said original Lot 3, also being the Southwest corner of Lot 6, Block 3, of said Addition and being the Southeast corner of Lot 7, Block 3 of said Addition, a ½ inch iron rod found bears S 26° 26' 43" W 3.62 feet, and a 3/8 inch iron rod found at the base of a chain-link fence corner post bears N 20° 59' 31" E 3.61 feet;

**THENCE** along the North line of said original Lot 3 and along a portion of the North line of said original Lot 4 for the North line hereof, being along the South line of said Lot 6 and along a portion of the South line of said Lot 5 of said Addition, N 89° 23' 40" E 81.60 feet to a ½ inch iron rod set for the Northeast corner hereof, being the Northwest corner of a 4,363 square foot tract to be conveyed to Muhammed Ehsanul Baqui, a 3/8 inch iron rod found at the base of a chain-line fence corner post bears N 00° 54' 15" E 3.52 feet;

**THENCE** along the West line of said 4,363 square foot tract for the East line hereof, S 00° 54' 15" W 128.04 feet to a 3/8-inch iron rod found on the North margin of said Taylor Street for the Southeast corner hereof, being the Southwest corner hereof, being the Southwest corner of said 4,363 square foot tract, also being on the South line of said original Lot 4;

**THENCE** along a portion of the North margin of said Taylor Street for the South line hereof, being along a portion of the South line of said original Lot 4 and along the South line of said original Lot 3, S 89° 23' 40" W 78.23 feet to the PLACE OF BEGINNING and containing 10,229 square feet of land.

**TRACT FOUR:**

(3110 TAYLOR STREET, WALLER, WALLER COUNTY, TEXAS 77484)

**ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE TOWN OF WALLER, WALLER COUNTY, TEXAS, PART OF THE H. E. HEDGEPEETH SURVEY, A-140, BEING PART OF LOT FOUR (4), BLOCK THREE (3) OF THE COLLEGE ADDITION IN SAID TOWN OF WALLER, A MAP OF SAID ADDITION IS RECORDED IN VOLUME 19, PAGE 505, DEED RECORDS OF WALLER COUNTY, TEXAS, AND IN PLAT CABINET FILE SLIDE NO. B-93, PLAT RECORDS OF SAID COUNTY, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½ inch iron rod set on the North margin of Taylor Street at its intersection with the West margin of "D" Street for the Southeast corner of said original Lot 4, Block 3 of said Addition, being the Southwest corner hereof.

**THENCE** along a portion of the North margin of said Taylor Street for the South line hereof, being along a portion of the South line of said original Lot 4, S 89° 23' 40" W 35.77 feet to a 3/8-inch iron rod found for the Southwest corner hereof, being the Southeast corner of a 10,229 square foot tract to be conveyed to Muhammed Ehsanul Baqui, also being on the South line of said original Lot 4;

**THENCE** along the East line of said 10,229 square foot tract for the West line hereof, N 00° 54' 15" E 128.04 feet to a ½ inch iron rod set for the Northwest corner hereof, being the Northeast corner of said 10,229 square foot tract, and being on the South line of original Lot 5, Block 3 of said College Addition;

**THENCE** along a portion of the North line of said original Lot 4 for the North line hereof, being along a portion of the South line of said Lot 5, N 89° 23' 40" E 32.40 feet to a ½ inch iron rod set on the West margin of said "D" Street for the Northeast corner hereof, being the Northeast corner of said original Lot 4 and being the Southeast corner of said Lot 5;

**THENCE** along a portion of the West margin of said "D" Street for the East line hereof, being along the East line of said original Lot 4, S 00° 36' 20" E 128.00 feet to the PLACE OF BEGINNING and containing 4,363 square feet of land.

together with all improvements thereon and further includes all other property set forth in the aforesaid DEED OF TRUST, to secure the payment of (1) one certain Promissory Note dated OCTOBER 8, 2014, in the original principal amount of \$350,000.00, which was executed by MORTGAGOR and payable to the order of **MUHAMMED EHSANUL BAQUI and ADRIANA VIZUET BAQUI A/K/A ADRIANNE BAQUI**, "BENEFICIARY".

WHEREAS, the BENEFICIARY has directed the said TRUSTEE to enforce the power of sale under the DEED OF TRUST for the purpose of collecting the indebtedness secured thereunder after the giving of at least 21 consecutive days' notice and the recording of a Notice in the **WALLER COUNTY CLERK'S OFFICE** giving the time, place, and terms of said sale, and a description of the PROPERTY to be sold, pursuant to the DEED OF TRUST and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, **J. FRED BAYLISS**, TRUSTEE, hereby give notice that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of such sale by certified mail, return receipt requested, to debtor obligated to pay the Note and indebtedness secured by the aforesaid DEED OF TRUST, at the last known address of such debtor, according to the records of BENEFICIARY, as required by the aforesaid DEED OF TRUST and the laws of the State of Texas, sell the PROPERTY at public auction to the highest bidder or bidders for cash at the area in the **WALLER COUNTY COURTHOUSE** which has been designated by the Commissioner's Court for the conducting of trustee sales, in the **CITY OF WALLER, WALLER COUNTY, TEXAS**, at a time no earlier than 10:00 o'clock a.m., but in no event will such sale occur beyond 4:00 o'clock p.m., on the first Tuesday in **JULY, 2018**, the same being the 3<sup>RD</sup> day of **JULY, 2018**.

EXECUTED in multiple originals on the 23<sup>rd</sup> day of MAY, 2018.

  
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**J. FRED BAYLISS**

## FILED AND RECORDED

**Instrument Number: 18-046**

Filing and Recording Date: 06/07/2018 03:45:33 PM Pages: 4 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,



A handwritten signature in black ink that reads "Debbie Hollan". The signature is written in a cursive style.

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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.

Jenifer Deutrich, Deputy

Returned To: