

19-002

01/10/2019 02:03:12 PM Total Pages: 5 Fee: 4.00
Debbie Hollan, County Clerk - Waller County, TX



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/29/2010

Original Beneficiary/Mortgagee:
BANK OF TEXAS, N.A.

Recorded in:
Volume: 1207
Page: 752
Instrument No: 1002516

Mortgage Servicer:
Bank of Oklahoma, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
TAWN S. RUGGLESS AND LAURA A. RIGGS,
BOTH SINGLE PERSONS
Current Beneficiary/Mortgagee:
BOKF, N.A.

Property County:
WALLER

Mortgage Servicer's Address:
7060 S. Yale Avenue, Suite 200,
Tulsa, OK 74136

Legal Description: SEE EXHIBIT "A"

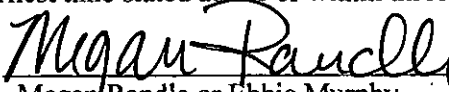
Date of Sale: 3/5/2019

Earliest Time Sale Will Begin: 1pm

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 member of


Megan Randle or Ebbie Murphy
or Thuy Frazier

MH File Number: TX-18-69857-POS
Loan Type: FHA

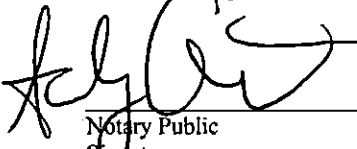
the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please *Send* written notice of the active duty military service to the sender of this notice immediately.

or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

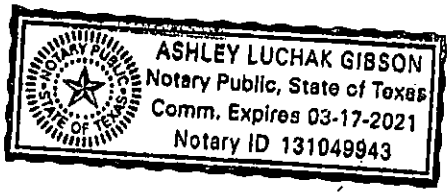
STATE OF TEXAS §
COUNTY OF Wharton §

Before me, the undersigned Notary Public, on this day personally appeared Megan C. Pandle as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 10th day of January, 2019.



Notary Public
Signature



TX-18-69857-POS

Exhibit A

FIELD NOTES FOR A 5.000 ACRE TRACT OUT OF A 51.497 ACRE TRACT THAT IS DESCRIBED IN VOLUME 518, PAGE 61 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, AND BEING IN THE JUAN A. PADILLO TWO LEAGUE GRANT, ABSTRACT 48, WALLER COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE: At a 1-1/4 inch iron pipe found for the Northwest corner of said 51.497 acre tract at the intersection of the East right-of-way line of Stefka Road (80 foot width) with the South right-of-way line of Dusek Lane;

THENCE: South 89° 48' 11" East a distance of 2275.89 feet along the South right-of-way line of said Dusek Lane to a 1/2 inch iron rod set and being the Actual Place of Beginning;

THENCE: South 89° 48' 11" East a distance of 310.26 feet along said South right-of-way line to a 1/2 inch iron rod set for the Northwest corner of a 10,000 acre tract (Vol. 540, Page 695, Official Public Records of Waller County, Texas);

THENCE: South 00° 26' 01" East a distance of 702.19 feet along the West line of said 10,000 acre tract to a 1/2 inch iron rod set for the Southeast corner of this tract;

THENCE: North 89° 45' 10" West a distance of 310.26 feet along the North line of a 40.046 acre tract (Vol. 352, Page 632, Deed Records) to a 1/2 inch iron rod set for the Southwest corner of this 5.000 acre tract;

THENCE: North 00° 26' 01" West a distance of 701.91 feet along the East line of the residue of the 51.497 acre tract to the Actual Place of Beginning and containing 5.000 acres of land.

FILED AND RECORDED

Instrument Number: 19-002

Filing and Recording Date: 01/10/2019 02:03:12 PM Pages: 5 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

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: