

19-081

09/26/2019 02:00:07 PM Total Pages: 5 Fee: 5.00
Debbie Hollan, County Clerk - Waller County, TX



Notice of Substitute Trustee Sale

T.S. #: 19-2699

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 11/5/2019

Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.
The sale will be completed by no later than 4:00 PM

Place: Waller County Courthouse in HOUSTON, Texas, at the following location:
Waller County Courthouse, 836 Austin Street, Hempstead, TX 77445
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT,
PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold, is described as follows:

SEE ATTACHED EXHIBIT A

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 3/12/2015 and is recorded in the office of the County Clerk of Waller County, Texas, under County Clerk's File No 1501713 recorded on 3/16/2015 of the Real Property Records of Waller County, Texas.
The subject Deed of Trust was modified by Loan Modification recorded as Instrument 1807531 and recorded on 9/19/2018.

24152 JOSEPH ROAD
HOCKLY, TX 77447

Trustor(s):	ERIC NEAL LIVELY	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Current Beneficiary:	Planet Home Lending, LLC	Loan Servicer:	Planet Home Lending, LLC
Current Substituted Trustees:	Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Renee Thomas, Ian Moser, Reva Rouchon- Harris, Rebecca Bolton, Debby Jurasek, Megan Randle, Amy Jurasek, Megan Randle-Bender, Chloe		

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Christensen, Megan L. Randle, Ebbie Murphy, Rick Snoke, Briana Young, Patricia Sanchez, Heather Smith, Phil Traynor

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by ERIC NEAL LIVELY, AN UNMARRIED MAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$283,466.00, executed by ERIC NEAL LIVELY, AN UNMARRIED MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ERIC NEAL LIVELY, AN UNMARRIED MAN to ERIC NEAL LIVELY. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

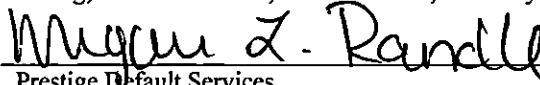
Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301

(855) 884-2250

T.S. #: 19-2699

Dated: 09/24/19

Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Renee Thomas, Ian Moser, Reva Rouchon- Harris, Rebecca Bolton, Debby Jurasek, Megan Randle, Amy Jurasek, Megan Randle-Bender, Chloe Christensen, Megan L. Randle, Ebbie Murphy, Rick Snoke, Briana Young, Patricia Sanchez, Heather Smith, Phil Traynor,



Prestige Default Services
600 E John Carpenter Freeway, Suite 175
Irving, Texas 75062
Phone: (949) 427-2010
Fax: (949) 427-2732
Website: AUCTION.COM

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services
600 E John Carpenter Freeway, Suite 175
Irving, Texas 75062
Attn: Trustee Department

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EXHIBIT A

A TRACT OF LAND CONTAINING 1.2216 ACRES BEING A PORTION OF LOTS 7 & 8, BLOCK 2, WALNUT BEND, SECTION 1, SUBDIVISION IN WALLER COUNTY, TEXAS SITUATED IN THE B. WILKENS SURVEY, ABSTRACT 273, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 201, PAGE 199 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.) BEING THE REMAINDER OF A TRACT RECORDED IN THE NAME OF JACKIE HARDING IN VOLUME 948, PAGE 843 AND VOLUME 957, PAGE 161 OF THE W.C.D.R. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON SAID VOLUME 201, PAGE 199 W.C.D.R.)

COMMENCING AT THE WEST OR REAR COMMON CORNER OF LOTS 6 & 7, OF SAID BLOCK 2; THENCE, SOUTH 01° 30' 0" WEST, WITH THE WEST LINE OF SAID LOT 7, A DISTANCE OF 79.49 FEET TO A POINT AT THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE, SOUTH 88° 30' 00" EAST, ACROSS AND THROUGH SAID LOT 7, WITH THE SOUTH LINE OF A TRACT RECORDED IN THE NAME OF NEW LIBERTY CHURCH, IN VOLUME 1034, PAGE 616 OF THE W.C.D.R., A DISTANCE OF 294.17 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF JOSEPH ROAD (60 FEET WIDE) BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE, WITH THE SAID WESTERLY RIGHT-OF-WAY LINE OF JOSEPH ROAD THE FOLLOWING TWO (2) COURSES:

1. IN A SOUTHWESTERLY DIRECTION WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 546.31 FEET (CALLED 553.66 FEET), AND ARC LENGTH OF 194.25 FEET, A CENTRAL ANGLE OF 20° 22' 22" AND A CHORD BEARING SOUTH 20° 03' 49" WEST, AND A CHORD DISTANCE OF 193.23 FEET TO A POINT AT A CORNER OF THIS TRACT;
2. SOUTH 30° 15' 00" WEST, A DISTANCE OF 19.27 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, WITH THE LINES OF A TRACT RECORDED IN THE NAME OF WILLIAM D. CENTILL, JR. ET UX IN VOLUME 612, PAGE 222, OF THE W.C.D.R. THE FOLLOWING TWO (2) COURSES:

1. NORTH 88° 30' 00" WEST, ACROSS AND THROUGH LOT 8, A DISTANCE OF 223.39 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF THIS TRACT;

NORTH 01° 30' 00" EAST, WITH THE WEST LINES SAID OF LOTS 7 & 8, A DISTANCE OF 200.07 FEET TO

THE POINT OF BEGINNING AND CONTAINING 1.2216 ACRES OF LAND.

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR SQUARE FOOT CALCULATIONS ARE CORRECT.

FILED AND RECORDED

Instrument Number: 19-081

Filing and Recording Date: 09/26/2019 02:00:07 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,



A handwritten signature in cursive script that reads "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.

Marlene Arranaga, Deputy

Returned To: