



NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS *
COUNTY OF WALLER *

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: MARTIN M. HOKANSON, 22503 KATY FREEWAY, KATY, TEXAS 77450.

By Deed of Trust ("Deed of Trust") dated May 15, 2017, Leonor A. Gutierrez and Antonio Gutierrez, as Grantors, conveyed for the benefit of Nelson J. Beaudin and Doreen L. Beaudin, certain real property situated in Waller County, Texas, which Deed of Trust was recorded on June 15, 2017 under Clerk's File Number 1704514 in the Official Public Records of Real Property of Waller County, Texas, described as follows:

All that lot, tract or parcel of land in the H & T C R.R. Co. Survey A-205, Section 127, Waller County, Texas, containing approximately 12.235 acres as more particularly described on the attached field notes for all purposes.

The Deed of Trust was given to secure payment of a Promissory Note ("Note") from Leonor A. Gutierrez and Antonio Gutierrez to Nelson J. Beaudin and Doreen L. Beaudin described in that Deed of Trust.

Borrowers defaulted in the payment of such obligations of such Note and Deed of Trust. The owner of the Note and beneficiary under the Deed of Trust appointed Martin M. Hokanson as Trustee to act under the powers of the Deed of Trust and instructed him to conduct and direct the execution of remedies set aside to them therein.

Notice is given that on ~~Tuesday, July 7, 2020~~ at 1:00 p.m. or within three hours thereafter, at the Waller County Courthouse, 836 Austin St., Hempstead, Texas 77445, being the area designated by the Waller County Commissioners Court, I, the undersigned, will sell at public auction to the highest bidder for cash the real property described above.

This sale shall be subject to any legal impediments to the sale of the property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent that the same are still in effect. The Trustee shall convey no warranties except the Grantors' warranties specifically authorized by the Grantors in the Deed of Trust.

June 3, 2020

Martin M. Hokanson

Martin M. Hokanson, Trustee

RECORDER'S MEMORANDUM:
All or parts of the text contained
in this document was not clearly
legible for satisfactory recordation.

FIELD NOTES FOR A 12.114 ACRE TRACT OF LAND OUT OF A 43.00 ACRE TRACT CALLED TRACT 3 IN VOLUME 228, PAGE 275 WALLER COUNTY DEED RECORDS AND BEING SITUATED IN THE H. & T.C.R.R. Co. SURVEY, SECTION 127, ABSTRACT 205, WALLER COUNTY, TEXAS.

COMMENCING: At a Rail Road Spike found at the intersection of the centerline of Pitts Road (40 foot width) and Clay Road (50 foot width) for the Northeast corner of Section 127;

THENCE: South $87^{\circ} 57' 55''$ West a distance of 3124.24 feet to a $\frac{1}{2}$ inch iron rod set in the approximate centerline of Clay Road for the Northeast corner of the before mentioned 43.00 acre tract and the Northwest corner of a 43.00 acre tract (called Tract 4 in Volume 228, Page 275 Deed Records);

THENCE: South $88^{\circ} 01' 04''$ West a distance of 508.43 feet to a $\frac{1}{2}$ inch iron rod in the approximate centerline of Clay Road for the Northeast corner and **PLACE OF BEGINNING** of this 12.114 acre tract, said point being the Northwest corner of the residue of the 43.00 acre tract (30.766 acres surveyed at the same time as this tract and not yet recorded);

THENCE: South $01^{\circ} 53' 11''$ East at a distance of 22.72 feet passing a 1 inch iron pipe found in the South line of Clay Road and continuing on for a total distance of 2638.26 feet to a $\frac{1}{4}$ inch iron rod set for the Southeast corner of this tract and the Southwest corner of the 30.766 acre tract being in the North line of a called 31- $\frac{1}{9}$ acre tract (Volume 95, Page 612 Deed Records);

THENCE: South $87^{\circ} 53' 53''$ West a distance of 200.00 feet to a $\frac{5}{8}$ inch iron rod found for the Southwest corner of this tract and of the original called 43.00 acre tract, said point also being the Southeast corner of a 43.00 acre tract (called Tract 2 in Volume 228, Page 275 Deed Records);

THENCE: North $01^{\circ} 53' 11''$ West at a distance of 2616.02 feet passing a 1 inch iron pipe found in the South right-of-way line of Clay Road and continuing on for a total distance of 2638.68 feet to a $\frac{1}{2}$ inch iron rod set for the Northwest corner of this tract and of the original 43.00 acre tract (Tract 3) and being the Northeast corner of before mentioned 43.00 acre tract (Tract 2), said point being located in the approximate centerline of Clay Road;

THENCE: North $88^{\circ} 01' 04''$ East a distance of 200.00 feet with the approximate center line of Clay Road to the **PLACE OF BEGINNING** and containing 12.114 acres of land of which 0.104 acres lie in the right-of-way of Clay Road.

All bearings recited hereon are based on the North line of Section 127 (North line of this tract) running North $88^{\circ} 01' 04''$ East.

This survey consists of a separate plat and a legal description.


For Clay & Leyendecker, Inc.



FILED AND RECORDED

Instrument Number: 20-044

Filing and Recording Date: 06/03/2020 01:35:43 PM Pages: 3 Recording Fee: \$3.00

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.

Marlene Arranaga, Deputy

Returned To: