

**NOTICE OF SUBSTITUTE TRUSTEE SALE****Date:** July 3, 2017**Substitute Trustee:** Kayla Peters**Substitute Trustee's Address:** 716 Upton Avenue, Schulenburg, Texas 78956**Lender:** Thomas L. Powell**Note:** Note dated January 28, 2016 in the amount of \$30,000.00**Deed of Trust ("Deed of Trust"):****Date:** January 28, 2016**Grantor:** Samantha Jane Vigneri**Trustee:** Thomas L. Powell**Beneficiary:** Thomas L. Powell**Recording Information:** Instrument Number: 1600661, Official Public
Records of Waller County, Texas**Property:** All that certain 7.504 acre tract or parcel of land situated in Peter Harper Survey, A-137, and partly in the M. Donoho Survey, A-117, Waller County, Texas, and being the same property conveyed on October 17, 2000 by Julian Joe Kuciemba and Christine J. Kuciemba to Samantha Jane Vigneri by Deed recorded in Volume 669, Page 320 of the Official Public Records, Waller County, Texas.**County:** Waller County, Texas**Substitute Trustee's Name:** Kayla Peters**Substitute Trustee's Address:** 716 Upton Avenue, Schulenburg, Texas 78956**Date of Sale (first Tuesday of month):** Tuesday, August 1, 2017**Time of Sale:** 10:00 a.m.**Place of Sale:** At the foyer of the South entrance of the Courthouse in Waller County, Texas, or if the preceding area is no longer the designated area then at the

most recently designated area by the Waller County Commissioner's Court or the front steps of the Courthouse.

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.

Kayla Peters is Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Kayla Peters
716 Upton Avenue
Schulenburg, Texas 78956

FILED AND RECORDED

Instrument Number: 17-065

Filing and Recording Date: 07/03/2017 10:44:48 AM Pages: 3 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: