

26267 Desoto Drive , Hockley, TX 77447

18-015199

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 08/07/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Waller County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/03/1997 and recorded in the real property records of Waller County, TX and is recorded under Clerk's File/Instrument Number, 554, Page 693, with Suzanne Gail Frizzell (grantor(s)) and Mitchell Mortgage Company, LLC mortgage to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Suzanne Gail Frizzell, securing the payment of the indebtedness in the original amount of \$57,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ZB, National Association is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING A 2.000 ACRE TRACT OF LAND SITUATED IN THE B.B.B. & C.R.R. SURVEY, ABSTRACT NUMBER 98, WALLER COUNTY, TEXAS, AND BEING OUT OF A 69.6555 ACRE TRACK DESCRIBED IN DEED TO JOHN C. TRIMBLE RECORDED IN VOLUME 295, PAGE 471 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS AND ALSO BEING THE SAME TRACT OF LAND DESCRIBED IN DEED TO ROBERT MCBRIDE AND WIFE, WANDA J. MCBRIDE RECORDED IN VOLUME 321, PAGE 342 OF SAID DEED RECORDS, SAID 2.000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 1/ INCH IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF SAID 69.6555 ACRE TRACT;

THENCE NORTH 89 DEG. 42' 45" EAST A DISTANCE OF 176.00 FEET TO A POINT IN THE WESTERLY LINE OF JAMES STREET;

THENCE WITH THE WESTERLY LINE OF JAMES STREET SOUTH 01 DEG. 21' 05" EAST A DISTANCE OF 36.01 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF DE SOTO DRIVE;

THENCE WITH THE SOUTHERLY LINE OF DE SOTO DRIVE THE FOLLOWING CALLS;



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NORTH 89 DEG. 42' 45" EAST A DISTANCE OF 322.21 FEET TO A POINT FOR CORNER;

NORTHEASTERLY WITH A CURVE TO THE LEFT HAVING A RADIUS OF 560 FEET, THROUGH A CENTRAL ANGLE OF 15 DEG. 25' 12", AN ARC LENGTH OF 150.72 FEET TO A POINT OF REVERSE CURVATURE;

NORTHEASTERLY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 440.00 FEET, THROUGH A CENTRAL ANGLE OF 02 DEG. 25' 57", AN ARC LENGTH OF 18.68 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF A CALLED 0.4691 ACRE TRACT DESCRIBED IN DEED TO RAYMOUND DE LA PAZ RECORDED IN VOLUME 440, PAGE 237 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID POINT BEING THE NORTHWESTERLY CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DE SOTO DRIVE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12 DEG. 59' 17", AN ARC LENGTH OF 99.74 FEET (CHORD BEARING NORTH 83 DEG. 13' 07" EAST A DISTANCE OF 99.53 FEET) TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE CONTINUING WITH A SOUTHERLY LINE OF DE SOTO DRIVE NORTH 89 DEG. 42' 45" EAST A DISTANCE OF 89.79 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF A CALLED 9.9297 ACRE TRACT DESCRIBED IN DEED TO SHANE WHATLEY RECORDED IN VOLUME 444, PAGE 593 OF SAID DEED RECORDS;

THENCE DEPARTING DE SOTO DRIVE SOUTH 02 DEG. 22' 57" EAST A DISTANCE OF 459.57 FEET TO A 1/2 INCH IRON FOUND FOR CORNER;

THENCE SOUTH 87 DEG. 37' 03" WEST A DISTANCE OF 188.96 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 02 DEG. 22' 57" WEST A DISTANCE OF 455.21 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 2.000 ACRES OF LAND WITHIN THIS FIELD NOTE DESCRIPTION.

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ZB, National Association, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Cenlar FSB
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

Megan L. Randle
SUBSTITUTE TRUSTEE

Coury Jacobs, Esq., Megan L. Randle, Ebbie
Murphy
1320 Greenway Drive, Suite 300
Irving, TX 75038

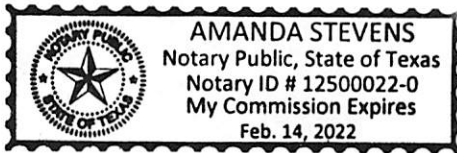
STATE OF Texas
COUNTY OF Waller

Before me, the undersigned authority, on this day personally appeared Megan Randle, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of June, 2018.

Amanda Stevens
NOTARY PUBLIC in and for

Waller COUNTY
My commission expires: 2-14-22
Print Name of Notary: Amanda Stevens



CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Waller County Clerk and caused to be posted at the Waller County courthouse this notice of sale.

Declarants Name: _____
Date: _____

AMANDA STEVENS
Notary Public, State of Texas
Notary ID # 150023-0
My Commission Expires
Feb. 19, 2023



FILED AND RECORDED

Instrument Number: 18-052

Filing and Recording Date: 06/28/2018 03:59:46 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.

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: