

18-093

12/11/2018 08:39:11 AM Total Pages: 3 Fee: 5.00
Debbie Hollan, County Clerk - Waller County, TX



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WALLER County

Deed of Trust Dated: October 26, 2011

Amount: \$210,000.00

Grantor(s): DANA L. PIPER and JOHN V. PIPER

Original Mortgagee: AMERICA'S CHOICE HOME LOANS LP, A TEXAS LIMITED PARTNERSHIP

Current Mortgagee: AMERICA'S CHOICE HOME LOANS, LP

Mortgagee Address: AMERICA'S CHOICE HOME LOANS, LP, 8584 KATY FREEWAY, STE 200, HOUSTON, TX 77024

Recording Information: Document No. 1105642

Legal Description: SEE EXHIBIT "A"

Whereas, an Order to Proceed was entered on August 31, 2018 under Cause No. 506 in the 17-07-24425 Judicial District Court of WALLER County, Texas

Date of Sale: January 2, 2019 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WALLER County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AMY BOWMAN OR REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, KRISTIE ALVAREZ, JULIAN PERRINE, IAN MOSER, REVA ROUCHON- HARRIS, BENJAMIN GRIESINGER, STEPHANIE KOHLER, CATRENA WARD, KIM HINSHAW, MEGAN RANDLE OR EBBIE MURPHY have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-007276



AMY BOWMAN OR REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, KRISTIE ALVAREZ, JULIAN PERRINE, IAN MOSER, REVA ROUCHON- HARRIS, BENJAMIN GRIESINGER, STEPHANIE KOHLER, CATRENA WARD, KIM HINSHAW, MEGAN RANDLE OR EBBIE MURPHY
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED AND RECORDED

Instrument Number: 18-093

Filing and Recording Date: 12/11/2018 08:39:11 AM Pages: 3 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".

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.

Donna Sheridan, Deputy

Returned To: