



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §

COUNTY OF WALLER §

WHEREAS, the undersigned Substitute Trustee has been appointed by A-STAR INVESTMENTS, INC., the beneficiary under that certain Deed of Trust dated June 16, 2008, executed by RESHAM INVESTMENTS, INC., and filed for record in the Official Real Property Records of Waller County, Texas, under Clerk's File No. 804373, on June 20, 2008; and

WHEREAS, the note owned and held by A-STAR INVESTMENTS, INC., has been accelerated and is due in full, and that said note is secured by the above-described Deed of Trust; and

WHEREAS, the undersigned Substitute Trustee has been appointed by A-STAR INVESTMENTS, INC., the beneficiary under that certain Deed of Trust dated June 16, 2008, executed by RESHAM INVESTMENTS, INC., and filed for record in the Official Real Property Records of Waller County, Texas, under Clerk's File No. 804373, on June 20, 2008; and

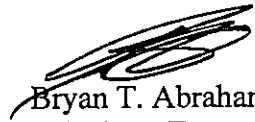
WHEREAS, the undersigned Substitute Trustee(s) and A-STAR INVESTMENTS, INC. both hereby acknowledge and encourage all applicable debtors to assert and protect their rights as a member of the armed forces of the United States. If a debtor or debtor's spouse is serving on active military duty, including 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;

NOW, THEREFORE, I will, as Substitute Trustee under the Deed of Trust in order to satisfy the indebtedness secured thereby, and at the request of the holder of the said indebtedness, default having been made in the payment thereof, sell on December 6, 2022 (that being the first Tuesday of said month), at public auction to the highest bidder for cash, AT THE FOYER AT THE SOUTH

ENTRANCE TO THE COURTHOUSE in Waller County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Waller County Commissioner's Court, at the area most recently designated by the Waller County Commissioner's Court, between the hours of 1:00 p.m. and 4:00 p.m., the following described properties and all improvement thereon, as more fully described in the attached "Exhibit A".

EXECUTED this 1st day of November, 2022.

Sincerely,



Bryan T. Abraham, Esq.
Substitute Trustee

TRUSTEE DESIGNATED ON DEED OF TRUST

David M. Tritter
5851 San Felipe, Suite 890
Houston, TX 77057

Tract III

Exhibit A

ALL THAT CERTAIN 16.185 ACRES, (705,006 SQUARE FEET) TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM COOPER SURVEY, ABSTRACT 20, WALLER COUNTY, TEXAS, BEING OUT OF AND PART OF A CALLED 16.403 ACRE TRACT RECORDED IN VOLUME 309, PAGE 326 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS; SAID 16.185 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FENCE POST FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN THE EAST LINE OF SIDEL ROAD AND THE NORTH LINE OF THE SAID 16.403 ACRE TRACT;

THENCE, SOUTH 89 DEGREES 41 MINUTES 48 SECONDS EAST, A DISTANCE OF 1266.41 FEET TO A FENCE POST FOUND FOR THE NORTHEAST CORNER OF THE SAID 16.403 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00 DEGREES 12 MINUTES 10 SECONDS EAST, A DISTANCE OF 655.65 FEET TO A CONCRETE MONUMENT FOUND FOR THE SOUTHEAST CORNER OF THE 16.403 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 89 DEGREES 46 MINUTES 57 SECONDS WEST, A DISTANCE OF 859.73 FEET TO A 5/8 INCH IRON ROD SET IN THE EAST LINE OF AFORESAID SIDEL ROAD FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING IN THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2899.80 FEET AND A CENTRAL ANGLE OF 01 DEGREES 40 MINUTES 31 SECONDS;

THENCE ALONG THE EAST LINE OF SAID SIDEL ROAD WITH SAID CURVE TO THE LEFT AN ARC LENGTH OF 84.79 FEET, HAVING A LONG CHORD OF NORTH 31 DEGREES 40 MINUTES 52 SECONDS WEST, 84.78 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 32 DEGREES 31 MINUTES 08 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID SIDEL ROAD, A DISTANCE OF 486.85 FEET TO A 5/8 INCH IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5694.78 FEET AND A CENTRAL ANGLE OF 02 DEGREES 07 MINUTES 02 SECONDS;

THENCE CONTINUING ALONG THE EAST LINE OF SAID SIDEL ROAD WITH SAID CURVE TO THE RIGHT AN ARC LENGTH OF 210.44 FEET, HAVING A LONG CHORD OF NORTH 29 DEGREES 26 MINUTES 10 SECONDS WEST, 210.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.185 ACRES, (705,006 SQUARE FEET) OF LAND, MORE OR LESS.

Tract IV

Exhibit A

ALL THAT CERTAIN 15.786 ACRES, (687,649 SQUARE FEET) TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM COOPER SURVEY, ABSTRACT 20, WALLER COUNTY, TEXAS, BEING OUT OF AND PART OF A CALLED 16.403 ACRE TRACT RECORDED IN VOLUME 309, PAGE 330 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS; SAID 15.786 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN THE EAST LINE OF SIDEL ROAD AND THE NORTH LINE OF THE SAID 16.403 ACRE TRACT;

THENCE, NORTH 89 DEGREES 46 MINUTES 57 SECONDS EAST, A DISTANCE OF 859.73 FEET TO A CONCRETE MONUMENT FOUND FOR THE NORTHEAST CORNER OF THE SAID 16.403 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00 DEGREES 01 MINUTES 31 SECONDS EAST, A DISTANCE OF 1220.61 FEET TO A CONCRETE MONUMENT FOUND FOR THE SOUTHEAST CORNER OF THE SAID 16.403 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 89 DEGREES 11 MINUTES 40 SECONDS WEST, A DISTANCE OF 304.98 FEET TO A 1/2 IRON PIPE FOUND IN THE EAST LINE OF AFORESAID SIDEL ROAD MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 15 DEGREES 29 MINUTES 01 SECONDS WEST ALONG THE EAST LINE OF SIDEL ROAD, A DISTANCE OF 161.24 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 24 DEGREES 54 MINUTES 34 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID SIDEL ROAD, A DISTANCE OF 883.00 FEET TO A 5/8 INCH IRON SET FOR CORNER OF THE HEREIN DESCRIBED TRACT AND MARKING THE BEGINNING OF CURVE TO THE LEFT HAVING A RADIUS OF 2899.80 FEET AND A CENTRAL ANGLE OF 05 DEGREES 56 MINUTES 03 SECONDS;

THENCE, CONTINUING ALONG THE EAST LINE OF SAID SIDEL ROAD WITH THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 300.33 FEET, HAVING A LONG CHORD OF NORTH 27 DEGREES 52 MINUTES 35 SECONDS WEST, 300.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.786 ACRES, (687,649 SQUARE FEET) OF LAND, MORE OR LESS.

FILED AND RECORDED

Instrument Number: 22-050

Filing and Recording Date: 11/01/2022 11:57:35 AM Pages: 5 Recording Fee. \$6.00

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.

Stephanie Tompkins, Deputy

Returned To.