



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 043785-TX

Date: April 11, 2019

County where Real Property is Located: Waller

ORIGINAL MORTGAGOR: ANA D ALFARO, A MARRIED WOMAN, SANTOS ALFARO

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR BANCO POPULAR, N.A., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: DLJ MORTGAGE CAPITAL, INC.

MORTGAGE SERVICER: SELECT PORTFOLIO SERVICING

DEED OF TRUST DATED 7/5/2007, RECORDING INFORMATION: Recorded on 7/12/2007, as Instrument No. 706025 in Book 1052 Page 365 and later modified by a loan modification agreement recorded as Instrument 1203724 BK 1310 PG 666 on 07/12/2012

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING AN 11.028 ACRE TRACT OF LAND OUT OF A CALLED 143.037 ACRE TRACT OF LAND LOCATED IN THE S. LIKEN SURVEY, ABSTRACT 303 (THE H. & T.C. R.R. SURVEY SECTION 24) DESCRIBED IN DEED RECORDED IN VOLUME 414, PAGE 174 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/7/2019, the foreclosure sale will be conducted in Waller County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

SELECT PORTFOLIO SERVICING is acting as the Mortgage Servicer for DLJ MORTGAGE CAPITAL, INC. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. SELECT PORTFOLIO SERVICING, as Mortgage Servicer, is representing the Mortgagee, whose address is:

DLJ MORTGAGE CAPITAL, INC.
c/o SELECT PORTFOLIO SERVICING
3217 S. Decker Lake Dr.
Salt Lake City, Utah 84119

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 §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



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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.



By: _____ Substitute Trustee
MEGAN L. RANDLE, EBBIE MURPHY, PAUL A. HOEFKER,
ROBERT L. NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

Being an 11.028 acre tract of land out of a called 143.037 acre tract of land located in the S. Liken Survey, Abstract 303 (The H. & T.C. R.R. Survey Section 24) described in Deed recorded in Volume 414, Page 174 of the Deed Records of Waller County, Texas.

COMMENCING at a 5/8 inch iron rod set in the north right-of-way line of Mikeaka Road and the east right-of-way line of Adams Flat Road;

THENCE North 05 deg. 19 min. 30 sec. West, along the east right-of-way line of said Adams Flat Road, a distance of 720.48 feet to a 5/8 inch iron rod set for the southeast corner and POINT OF BEGINNING of the herein described tract of land;

THENCE North 05 deg. 19 min. 30 sec. West, continuing along the east right-of-way line of said Adams Flat Road, a distance of 329.82 feet to a 5/8 inch iron rod set for the northwest corner of the herein described tract of land;

THENCE North 89 deg. 54 min. 26 sec. East, a distance of 1482.50 feet to a 5/8 inch iron rod set for the northeast corner of the herein described tract of land;

THENCE South 00 deg. 03 min. 47 sec. West, a distance of 327.45 feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract of land;

THENCE North 89 deg. 54 min. 26 sec. West, a distance of 1451.62 feet to the POINT OF BEGINNING and containing 11.028 acres of land, more or less.

FILED AND RECORDED

Instrument Number: 19-033

Filing and Recording Date: 04/15/2019 10:08:56 AM 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,



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: