



2019 Dewey Street, Waller, TX 77484

19-021422

**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: 11/05/2019

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 07/19/2012 and recorded in the real property records of Waller County, TX and is recorded under Clerk's File/Instrument Number, 1313, Page 281, with Anthony Boomer and Nichole Blan (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Weststar Mortgage Corporation DBA Core Lending mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Anthony Boomer and Nichole Blan, securing the payment of the indebtedness in the original amount of \$65,306.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING A 0.149 ACRE TRACT OF LAND SITUATED IN THE H.B. HEDGEPEETH SURVEY, A-140, WALLER COUNTY, TEXAS, AND BEING PART OF BLOCK "E" AS DESIGNATED ON PLAT OF A CALL 15.161 ACRE TRACT OF LAND DATED DECEMBER 10, 1969, RECORDED IN VOLUME 218, PG. 105, SAID 15.161 ACRE TRACT OF LAND BEING CONVEYED TO G.E. LLOYD BY DEED DATED NOVEMBER 8, 1963, RECORDED IN VOLUME 180, PG. 211, ALL OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 0.149 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF DEWEY STREET FOR THE NORTHEAST CORNER OF A CALL 0.298 ACRE TRACT OF LAND DESCRIBED BY DEED DATED MARCH 31, 1994, RECORDED IN VOLUME 492, PAGE 401, DEED RECORDS OF WALLER COUNTY, TEXAS, FOR THE POINT OF BEGINNING AND NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE EAST LINE OF LOCUST STREET (60 FT. R.O.W.) WITH THE SOUTH LINE OF DEWEY (60 FT. R.O.W.) BEARS SOUTH 89 DEGREES 30 MINUTES WEST, A DISTANCE OF 114.00 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF DEWEY STREET, THE NORTH LINE OF BLOCK "E", A DISTANCE OF 57.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH THE NORTHEAST CORNER OF BLOCK "E" BEARS NORTH 89 DEGREES 30 MINUTES EAST, A DISTANCE OF 57.00 FEET;



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. Wells Fargo Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage  
3476 Stateview Blvd.  
Fort Mill, SC 29715

Megan L. Randle

**SUBSTITUTE TRUSTEE**

Megan L. Randle, Ebbie Murphy  
1320 Greenway Drive, Suite 300  
Irving, TX 75038 OR Amy Bowman, Reid Ruple,  
Kathleen Adkins, Evan Press, Cary Corenblum,  
Mariel Marroquin, Jim Dolenz, Paulette McCrary,  
Joshua Sanders, Kristopher Holub, Julian Perrine,  
Kinney Lester, Megan Randle, Ebbie Murphy whose  
address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas  
COUNTY OF Wharton

Before me, the undersigned authority, on this day personally appeared Megan L. 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 14 day of October, 2019.

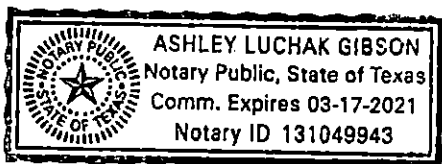
Ashley Luchak Gibson  
NOTARY PUBLIC in and for

Wharton COUNTY

My commission expires: 03/17/2021

Print Name of Notary:

Ashley Luchak Gibson



**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: \_\_\_\_\_

THENCE SOUTH 01 DEGREES 03 MINUTES 53 SECONDS EAST, A DISTANCE OF 113.97 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 57.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE CALL 0.298 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 03 MINUTES 53 SECONDS WEST, A DISTANCE OF 113.97 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 0.149 ACRE TRACT OF LAND, MORE OR LESS AS SURVEYED BY ROBERT MCCAY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4509, JULY 8, 1994.

## FILED AND RECORDED

**Instrument Number: 19-086**

Filing and Recording Date: 10/15/2019 10:19:41 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*

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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: