



NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: FIELD NOTES FOR A 5,000 ACRE TRACT OUT OF A 51.497 ACRE TRACT THAT IS DESCRIBED IN VOLUME 518, PAGE 61 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, AND BEING IN THE JUAN A. PADILLO TWO LEAGUE GRANT, ABSTRACT 48, WALLER COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FOR REFERENCE: AT A 1-1/4 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID 51.497 ACRE TRACT AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STEFKA ROAD (80 FOOT WIDTH) WITH THE SOUTH RIGHT-OF-WAY LINE OF DUSEK LANE; THENCE: SOUTH 89 DEGREES 48 MINUTES 11 SECONDS EAST A DISTANCE OF 2275.99 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID DUSEK LANE TO A 1/2 INCH IRON ROD SET AND BEING THE ACTUAL PLACE OF BEGINNING; THENCE: SOUTH 89 DEGREES 48 MINUTES 11 SECONDS EAST A DISTANCE OF 310.26 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF A 10.000 ACRE TRACT (VOLUME 540, PAGE 695, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS); THENCE: SOUTH 00 DEGREES 26 MINUTES 01 SECONDS EAST A DISTANCE OF 702.19 FEET ALONG THE WEST LINE OF SAID 10.000 ACRE TRACT TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE: NORTH 89 DEGREES 45 MINUTES 10 SECONDS WEST A DISTANCE OF 310.26 FEET ALONG THE NORTH LINE OF A 40.046 ACRE TRACT (VOLUME 352, PAGE 632, DEED RECORDS) TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS 5.000 ACRE TRACT; THENCE: NORTH 00 DEGREES 26 MINUTES 01 SECONDS WEST A DISTANCE OF 701.91 FEET ALONG THE EAST LINE OF THE RESIDUE OF THE 51.497 ACRE TRACT TO THE ACTUAL PLACE OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/29/2010 and recorded in Book 207 Page 752 real property records of Waller County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 01/07/2020

Time: 01:00 PM

Place: Waller County, Texas at the following location: THE FOYER AT THE SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by TAWN S. RUGGLESS AND LAURA A. RIGGS, provides that it secures the payment of the indebtedness in the original principal amount of \$149,980.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BOKF, N.A. is the current mortgagee of the note and deed of trust and BANK OF OKLAHOMA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BOKF, N.A. c/o BANK OF OKLAHOMA, N.A., 6242 East 41st Street, Tulsa, OK 74135 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint MEGAN L. RANDLE AKA MEGAN RANDLE-BENDER OR EBBIE MURPHY, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Lorg, Attorney at Law
✓ Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

MEGAN L. RANDLE AKA MEGAN RANDLE-BENDER
OR EBBIE MURPHY
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting



I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Waller County Clerk and caused it to be posted at the location directed by the Waller County Commissioners Court.

FILED AND RECORDED

Instrument Number: 19-089

Filing and Recording Date: 10/24/2019 01:42:32 PM 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,



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: