



22177 Fm Hwy No 359, Hempstead, TX 77445

22-002378

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: 06/07/2022

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 04/17/2012 and recorded in the real property records of Waller County, TX and is recorded under Clerk's File/Instrument Number, 1299, Page 195, with Eulalio S. Jauregui, Jr. and Laura M. Jauregui (grantor(s)) and Wells Fargo Bank, National Association mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Eulalio S. Jauregui, Jr. and Laura M. Jauregui, securing the payment of the indebtedness in the original amount of \$95,850.00, 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. A TRACT OR PARCEL OF LAND CONTAINING 1.6044 ACRE BEING THAT SAME TRACT CONVEYED TO CLYDE AND CRYSTAL JOHNSON IN INSTRUMENT DATED NOVEMBER 6, 1990 RECORDED IN VOLUME 610, PAGE 573 OF THE OFFICIAL PROPERTY RECORDS OF WALLER COUNTY, OUT OF THE EASTERLY PORTION OF AN ORIGINAL MICHAEL A. ORMOND PARENT 14.828 ACRE TRACT AS DESCRIBED IN INSTRUMENT BY J.A. GARRETT, ETAL DESCRIBED IN INSTRUMENT IN VOLUME 237, PAGE 771 OF THE WALLER COUNTY DEED RECORDS OUT OF THE CHARLES DONAHO SURVEY, ABSTRACT

24 IN WALLER COUNTY, TEXAS SAID 1.6044 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THIS 1.6044 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID PARENT 14.828 ACRE TRACT AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 237, PAGE 771 OF THE WALLER COUNTY DEED RECORDS:

THENCE WITH THE FOLLOWING MEANDERS OF THE FENCE LINE AND WITH THE SOUTH OCCUPIED LINE OF SAID 14.828 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 237, PAGE 771 OF THE WALLER COUNTY DEED RECORDS AS FOLLOWS:



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NORTH 74 DEGREES 03 MINUTES 26 SECONDS WEST-353.21 FT. TO A 1/2 INCH IRON ROD, NORTH 74 DEGREES 28 MINUTES 10 SECONDS WEST- 248.27 FT. TO A 1/2 INCH IRON ROD FOUND AT ANOTHER ANGLE POINT AND NORTH 74 DEGREES 03 MINUTES 34 SECONDS WEST 4 DISTANCE OF 251.95 FT. TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT MARKING THE SOUTHEAST CORNER OF THE RESIDUAL PORTION OF SAID 14.028 ACRE TRACT AT A FENCE CORNER:

THENCE NORTH 18 DEGREES 11 MINUTES 43 SECONDS EAST WITH THE EAST BOUNDARY LINE OF SAID REMAINDER TRACT AND WITH THE WEST BOUNDARY OF THIS 1.6044 ACRE TRACT AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 610, PAGE 573 OF THE OFFICIAL PROPERTY RECORDS OF WALLER COUNTY, 4 DISTANCE OF 91.91 FT. TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 1.6044 ACRE TRACT HEREIN DESCRIBED IN THE NORTH BOUNDARY LINE OF SAID 14.828 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 237, PAGE 771 OF THE DEED RECORDS OF WALLER COUNTY:

THENCE WITH THE MEANDERS OF THE NORTH LINE OF SAID ORIGINAL PARENT 14.828 ACRE TRACT AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 237, PAGE 771 OF THE DEED RECORDS OF WALLER COUNTY AND WITH THE NORTH BOUNDARY LINE OF SAID 1.6044 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 610, PAGE 573 OF THE WALLER COUNTY OFFICIAL RECORDS AS FOLLOWS:

SOUTH 73 DEGREES 09 MINUTES 59 SECONDS EAST-220.60 TO A 1/2 INCH IRON ROD FOUND AT ANGLE POINT, SOUTH 73 DEGREES 00 MINUTES 14 SECONDS EAST-305.96 FT. TO A 1/2 INCH IRON ROD FOUND AT AN ANGLE POINT, AND SOUTH 73 DEGREES 14 MINUTES 46 SECONDS EAST A DISTANCE OF 282.81 FT, TO A 1 INCH GALVANIZED IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID 1.6044 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 610, PAGE 573 OF THE OFFICIAL RECORDS OF WALLER COUNTY AND MARKING A FENCE POST AT THE NORTHEAST CORNER OF SAID 14.828 ACRE TRACT DESCRIBED IN VOLUME 237, PAGE 771 OF THE WALLER COUNTY DEED RECORDS IN THE WEST RIGHT-OF-WAY LINE OF FM HIGHWAY NO. 359 (100 FT. IN WIDTH);

THENCE SOUTH 11 DEGREES 48 MINUTES 34 SECONDS EAST WITH THE WEST RIGHT-OF-WAY LINE OF SAID FH HIGHWAY NO. 359 BEING THE BASE BEARING FOR THE HEREIN DESCRIBED TRACT USED BY TEX-DOT IN THEIR DATUM A DISTANCE OF 87.04 FT. TO THE PLACE OF BEGINNING AND CONTAINING 1.6044 ACRE OF LAND AND BEING KNOWN AS RT 3 BOX 27 (ON FH HIGHWAY HO. 359) WALLER, TEXAS 77484.

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 Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

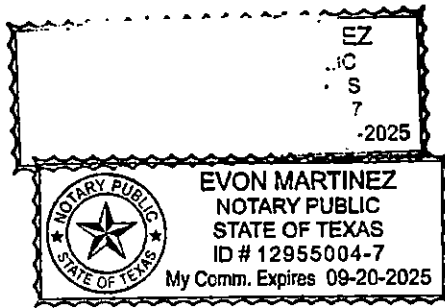
Megan L. Randle
SUBSTITUTE TRUSTEE
Megan L. Randle, Ebbie Murphy
1320 Greenway Drive, Suite 300
Irving, TX 75038

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 14th day of April, 2022.

Evon Martinez
NOTARY PUBLIC in and for
Wharton COUNTY
My commission expires: 09/20/2025
Print Name of Notary:
Evon Martinez



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: _____

FILED AND RECORDED

Instrument Number: 22-017

Filing and Recording Date: 04/14/2022 12:08:16 PM 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.

Donna Jackson, Deputy

Returned To: