

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**IN THE STATE OF TEXAS §
 §
COUNTY OF WALLER §**

WHEREAS, ALBANS VENTURE, L.L.C., a Texas limited liability company (hereinafter collectively called the "Borrower", whether one (1) or more, executed a Deed of Trust dated July 1, 2013 to Ruben Melendez, Jr., TRUSTEE, duly recorded under Clerk's File No. 1403106 of the Official Public Records of Real Property of Waller County, Texas (such instrument, together with any amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called "Deed of Trust"), to secure interalia, payment of certain indebtedness evidenced by that certain Promissory Note dated June 1st, 2013, executed by the Borrower and payable to the order of ALBANS VENTURE, L.L.C. (hereinafter called "Lender"), in the original principal sum of FORTY TWO THOUSAND NINE HUNDRED FIFTY and No./00 DOLLARS (\$42,950.00) (such instrument, together with any amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called the "Note") to which instruments reference is hereby made for all purposes, and

WHEREAS, after default in the payment of the indebtedness described in the Deed of Trust and pursuant to the specific provision of the Deed of Trust, the Lender appointed me, the undersigned, SANDRA GOMEZ, as substituted Trustee under the Deed of Trust, and requested that the Deed of Trust be enforced in accordance with the terms and provisions thereof:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, SANDRA GOMEZ, Substitute Trustee, as aforesaid, hereby give notice that I will accordingly, after due publication of this notice as required by the Deed of Trust and the laws of the State of Texas, sell at public auction to the highest bidder or bidders for cash, commencing no earlier than 10:00 o'clock a.m. and no later than three (3) hours thereafter, and will be completed no later than 4:00 P.M., on the first Tuesday in July 2015, the same being July 7, 2015, the property set out in and described by the Deed of Trust, and described in "Exhibit A", which is attached hereto and incorporated herein by reference for all purposes, together with all singular those rights, titles and interests, estates reversions and reminders as may be granted by the Deed of Trust.


The above described property is being sold subject to all matters which is prior to the Deed of Trust, which affect this thereto, and which are superior interest therein, and will be sold without any express or implied warranties, except as to warranties of title, and AS IS, WHERE IS in its present condition at the buyer's own risk.

THE FORECLOSURE SALE WILL TAKE PLACE ON THE FRONT STEPS OF THE WALLER COUNTY COURTHOUSE, 836 AUSTIN STREET, HEMPSTEAD, TEXAS OR AS

DESIGNATED BY THE COUNTY COMMISSIONERS COURT, PURSUANT TO SECTION
51.002 OF THE TEXAS PROPERTY CODE.

**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 TIDS NOTICE
IMMEDIATELY.**

WITNESS my hand on June 16, 2015.



SANDRA GOMEZ
Substitute Trustee
c/o GOMEZ LAW, PLLC
13831 Northwest Freeway, Suite 400
Houston, Texas, 77040

EXHIBIT "A"

**LOT NINETY TWO (92), IN BLOCK FOUR (4), OF PRAIRE ACRES, A SUBDIVISION
IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 146, PAGE 193, DEED RECORDS OF WALLER COUNTY,
TEXAS.**

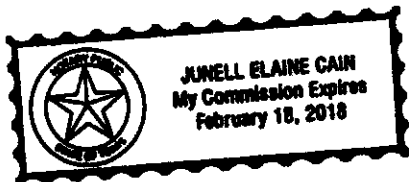
STATE OF TEXAS)

COUNTY OF WALLER)

Before me, the undersigned notary public, on this day personally appeared David Scheffler, who is an authorized representative of Albans Venture, LLC, a corporation, on behalf of said corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 16th day of June, 2015.

Juwel Elaine Cain
Notary Public, State of Texas



Appointment of substitute Trustee

RE: Deed of trust recorded July 1, 2013, in Debbie Hollan, County Clerk of the real property records of Waller County, Texas

Grantor: Ruben Melendez, JR.

Property Address: 140 Springdale, Prairie View, TX 77445

Legal Description: LOT NINETY TWO (92), in Block FOUR (4), of PRAIRE ACRES, a subdivision in Waller County, Texas, according to the map or plat thereof, recorded in Volume 146, Page 193, Deed Records of Waller County, Texas.

Sandra Gomez appointed as substitute Trustee to exercise power of sale under deed of trust:

Name: Sandra Gomez

Appointee's Address: 13831 Northwest Freeway, Suite 400, Houston, Texas 77040

The substitute trustee is appointed as of July 1, 2013 pursuant to Texas Property Code section 51.0075 to succeed to all title, powers, and duties of the original or successor trustees that are removed herein.

T.M. R. S.
Albans Venture, LLC

BY: DAN P. SCHIFFLER

FILED AND RECORDED

Instrument Number: 15-051

Filing and Recording Date: 06/16/2015 12:56:10 PM Pages: 6 Recording Fee: \$4.00

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.

Daisy Metcalf, Deputy

Returned To: