



**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 10/17/2006  
**Grantor(s):** LESTER FELDER, JR. AND JAN FELDER  
**Original Mortgagee:** ARGENT MORTGAGE COMPANY, LLC  
**Original Principal:** \$134,400.00  
**Recording Information:** Book 0994 Page 646 Instrument 608625  
**Property County:** Waller  
**Property:**

BEING A TRACT OR PARCEL CONTAINING 2.753 ACRES OF LAND OUT OF TRACT 5 OF PINERIDGE SUBDIVISION, SECTION 2 A SUBDIVISION OF RECORD IN VOLUME 283, PAGE 606 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), WALLER COUNTY, TEXAS, BEING THAT SAME CALLED 2.750 ACRE TRACT OF RECORD IN VOLUME 462, PAGE 489, W.C.D.R., SAID 2.753 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO SAID TRACT 5:

BEGINNING AT AN IRON ROD FOUND FOR THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BRUMLOW ROAD (100 FEET WIDE) AND THE WEST RIGHT-OF-WAY LINE OF BLINKA ROAD (WIDTH VARIES), FOR THE NORTHEAST CORNER OF SAID TRACT 5, SAID 2.50 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEG. 53' 06" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 250.50 FEET TO AN IRON ROD FOUND FOR THE COMMON SOUTHEAST CORNER TO SAID TRACT 5, SAID 2.750 ACRE TRACT, THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF TRACT 6 OF SAID SECTION 2;

THENCE, NORTH 87 DEG. 20' 06" WEST, ALONG THE COMMON SOUTH LINE OF SAID TRACT 5 AND THE NORTH LINE OF SAID TRACT 6, 476.11 FEET TO AN IRON ROD FOUND FOR THE COMMON SOUTHWEST CORNER TO SAID 2.750 ACRE TRACT, THE HEREIN DESCRIBED TRACT, THE SOUTHEAST CORNER TO THAT CERTAIN CALLED 2.750 ACRE TRACT OF RECORD IN VOLUME 476, PAGE 711, W.C.D.R.;

THENCE, NORTH 27 DEG. 37' 10" EAST, 373.41 FEET TO AN IRON ROD FOUND FOR THE COMMON NORTHWEST CORNER TO SAID 2.750 ACRE TRACT, THE HEREIN DESCRIBED TRACT, THE NORTHEAST CORNER TO SAID 2.750 ACRE TRACT, IN THE SOUTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED BRUMLOW ROAD;

THENCE, SOUTH 71 DEG. 43' 20" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 327.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.753 ACRES OF LAND.

**Reported Address:** 19503 BLINKA RD, WALLER, TX 77484

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

**Mortgage Servicer:** CitiMortgage, Inc.

**Current Beneficiary:** CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

**Mortgage Servicer Address:** 1000 Technology Drive, O'Fallon, MO 63368

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of January, 2016

**Time of Sale:** 1:00PM or within three hours thereafter.

**Place of Sale:** AT THE FOYER AT THE SOUTH ENTRANCE TO THE COURTHOUSE in Waller County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Waller County Commissioner's Court.

**Substitute Trustee(s):** Megan Randle-Bender, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Megan Randle-Bender, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.

2. Megan Randle-Bender, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Wornack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

COPY

CAUSE NO. 15-08-23265

IN RE: ORDER FOR FORECLOSURE  
CONCERNING  
19503 BLINKA RD, WALLER, TX 77484  
UNDER TEX. R. CIV. PROC. 736

PETITIONER:

CITIGROUP MORTGAGE LOAN  
TRUST INC. ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES  
2007-AMC2, U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE

RESPONDENT(S):

LESTER FELDER JR; JAN FELDER

IN THE DISTRICT COURT

WALLER COUNTY, TEXAS

506TH DISTRICT COURT

Filed 9-18-15  
AT 4:00 Clock P.M.  
LIZ MIRKLE  
WALLER COUNTY, TEXAS  
BY DEPUTY

**DEFAULT ORDER ALLOWING FORECLOSURE**

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is  
Lester Felder Jr, whose last known address is  
1041 Marjorie Street, Houston, TX 77088;  
Jan Felder, whose last known address is  
1041 Marjorie Street, Houston, TX 77088.  
Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as

19503 Blinka Rd, Waller, TX 77484 with the following legal description:

BEING A TRACT OR PARCEL CONTAINING 2.753 ACRES OF LAND OUT OF TRACT 5 OF PINERIDGE SUBDIVISION, SECTION 2 A SUBDIVISION OF RECORD IN VOLUME 283, PAGE 606 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), WALLER COUNTY, TEXAS, BEING THAT SAME CALLED 2.750 ACRE TRACT OF RECORD IN VOLUME 462, PAGE 489, W.C.D.R., SAID 2.753 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO SAID TRACT 5:

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THENCE, NORTH 87 DEG. 20' 06" WEST, ALONG THE COMMON SOUTH LINE OF SAID TRACT 5 AND THE NORTH LINE OF SAID TRACT 6, 476.11 FEET TO AN IRON ROD FOUND FOR THE COMMON SOUTHWEST CORNER TO SAID 2.750 ACRE TRACT, THE HEREIN DESCRIBED TRACT, THE SOUTHEAST CORNER TO THAT CERTAIN CALLED 2.750 ACRE TRACT OF RECORD IN VOLUME 476, PAGE 711, W.C.D.R.;

THENCE, NORTH 27 DEG. 37' 10" EAST, 373.41 FEET TO AN IRON ROD FOUND FOR THE COMMON NORTHWEST CORNER TO SAID 2.750 ACRE TRACT, THE HEREIN DESCRIBED TRACT, THE NORTHEAST CORNER TO SAID 2.750 ACRE TRACT, IN THE SOUTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED BRUMLOW ROAD;

THENCE, SOUTH 71 DEG. 43' 20" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 327.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.753 ACRES OF LAND.

4. The lien to be foreclosed is indexed or recorded at Volume: 0994, Page: 646, Instrument Number: 608625 and recorded in the real property records of Waller County, Texas.

5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 18th day of September, 2015.

  
 JUDGE PRESIDING

Return to:

Buckley Madole, P.C.  
 Attn: Home Equity Department  
 14841 Dallas Parkway, Suite 425  
 Dallas, TX 75254  
 Fax: (972) 643-6699

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## FILED AND RECORDED

**Instrument Number: 15-081**

**Filing and Recording Date: 11/09/2015 10:54:57 AM Pages: 6 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.

Daisy Metcalf, Deputy

Returned To: