



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

**DEED OF TRUST INFORMATION:**

**Date:** 01/31/2013  
**Grantor(s):** GEORGE HENRY WENTZEL, ANN M WENTZEL  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$87,925.36  
**Recording Information:** Book 1341 Page 565 Instrument 1300959  
**Property County:** Waller  
**Property:**

BEING A 0.619 ACRE TRACT (26,957 SQUARE FEET) TRACT OF LAND LYING IN THE WILLIAM HEDDY SURVEY, ABSTRACT NO. 134 IN WALLER COUNTY, TEXAS, BEING OUT OF AND A PORTION OF THAT CERTAIN 12.000 ACRE TRACT OF LAND AS DESCRIBED IN AN INSTRUMENT TO GEORGE WENTZEL OF RECORD IN VOLUME 633 ON PAGE 737 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, OUT OF AND A PORTION OF THAT CERTAIN 34.763 ACRE TRACT OF LAND AS DESCRIBED IN AN INSTRUMENT TO THEODORE BENFER OF RECORD IN VOLUME 395 ON PAGE 743 OF THE SAID DEED RECORDS, SAID 0.619ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS: COMMENCING AT A 1/2" IRON ROD FOUND MARKING THE NORTH LINE OF JOSEPH ROAD AND THE SOUTH LINE OF THE SAID 12.000 ACRE TRACT, THE SOUTHEAST CORNER OF THE SAID 12.000 ACRE TRACT, THENCE N 87DEGREES 03'15" W 131.22' TO A 1/2" IRON ROD SET BESIDE FENCE LINE MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE POINT AND PLACE OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE N 87 DEGREES 03'15" W WITH THE NORTH LINE OF JOSEPHROAD AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 60.00' TO A 1/2" IRON ROD SET BESIDE FENCE LINE FOR CORNER; THENCE N 10 DEGREES 17'24" E OVER AND ACROSS THE SAID 12.000 ACRE TRACT FOR A DISTANCE OF 104.97' TO A 1/2" IRON ROD SET FOR CORNER; THENCE N 86 DEGREES 39'14" W OVER AND ACROSS THE SAID 12.000 ACRE TRACT FOR A DISTANCE OF 99.31' TO A 1/2" IRON ROD SET FORCORNER; THENCE N 03 DEGREES 35'04" E OVER AND ACROSS THE SAID 12.000 ACRE TRACT AND WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 120.61' TO A 1/2" IRON ROD SET BESIDE FENCELINE FOR CORNER MARKING AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;THENCE N 88 DEGREES 41'57" E OVER AND ACROSS THE SAID 12.000 ACRE TRACT AND WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT ALONG A FENCE LINE FOR A DISTANCE OF 162.53' TO A 1/2" IRON ROD SET MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;THENCE S 03 DEGREES 35'04" W OVER AND ACROSS THE SAID 12.000 ACRE TRACT FOR A DISTANCE OF 133.78' TO A 1/2" IRON ROD SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;THENCE S 11 DEGREES 44'43" W OVER AND ACROSS THE SAID 12.000 ACRE TRACT FOR A DISTANCE OF 104.91' TO THE POINT AND PLACE OF BEGINNING CONTAINING 0.619 ACRES OF LAND.

**Reported Address:** 31662 JOSEPH ROAD, HOCKLEY, TX 77447

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Wells Fargo Bank, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N.A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of December, 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 L. Randle-Bender, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Matt Wolfson, Chris Demarest, 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 L. Randle-Bender, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Matt Wolfson, Chris Demarest, 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 L. Randle-Bender, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Matt Wolfson, Chris Demarest, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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.



## FILED AND RECORDED

**Instrument Number: 16-074**

Filing and Recording Date: 11/14/2016 09:39:36 AM 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*

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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: