

Janet Christian  
27722 Morton Road  
Katy, Texas 77493  
Our file #0617-046F

**ATTENTION SERVICE MEMBERS:**  
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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

**NOTICE OF TRUSTEE'S SALE**

**WHEREAS**, on February 7, 2006, Janet Christian executed a Deed of Trust conveying to Eldon L. Youngblood, Esq., a Trustee, the Real Estate hereinafter described, to secure MILA, Inc D/B/A Mortgage Investment Lending Associates, Inc. in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 601135 Vol 0941 Page 719 in the Real Property Records of Waller County, Texas; and

**WHEREAS**, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

**WHEREAS**, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, September 5, 2017, the foreclosure sale will be conducted in Waller County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Waller, State of Texas:

**PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.**


Nationstar Mortgage, LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage, LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage, LLC authority to service the mortgage. Nationstar Mortgage, LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is U.S. Bank National Association, As Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC3. Pursuant to the Servicing Agreement, Nationstar Mortgage, LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage, LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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.**

Substitute and Successor Substitute Trustees are identified below.

**HARVEY LAW GROUP**

  
\_\_\_\_\_  
Kelly J. Harvey, Texas State Bar No. 09180150  
Jerry W. Mason, Texas State Bar No. 24081794  
Attorneys for Mortgagee and Mortgage Servicer  
Date: 8/11/2017

17-082  
08/14/2017 10:06:48 AM Total Pages: 4 Fee: 5.00  
Debbie Hollan, County Clerk - Waller County, TX

A handwritten signature in black ink that reads "Megan Randle". The signature is written in a cursive style and is positioned above a solid horizontal line.

**Megan Randle, Substitute Trustee, or  
Ebbie Murphy, Successor Substitute Trustee**

**Notice sent by:  
HARVEY LAW GROUP  
P.O. Box 131407  
Houston, Texas  
77219  
Tel.: (832) 922-4000  
Fax: (832) 922-6262**

EXHIBIT 'A'

VOL 0941 PAGE 735

File No.: 746829-HO20 (NB)  
Property: 27722 Morton Road, Katy, TX 77493

A.P.N. 320500017000100

**LEGAL DESCRIPTION** (to-wit surveyed on this day,

Being a tract of land, a part of a certain 31-1/9 acres tract of land out of the Southwest ¼ of Section 127, Block 1, H.&T.C.R.R.Co. Survey, Abstract 205 in Waller County, Texas, being the same land awarded to Myra Weimann Sumner in a partition deed October 29, 1943 by and between Wilhelm F. Weimann et al as recorded in Vol. 95, Pg. 612 of the Deed Records of Waller County (D.R.W.C.), Texas, and being the same tract as recorded in Vol. 330, Pg. 523 D.R.W.C AND being more particularly described as follows: (Basis of Bearings: Vol. 330, Pg. 523 D.R.W.C)

**BEGINNING** at the point in the south line of said 31-1/9 acres tract, being also in the South line of said Section 127, said point being 341 feet East of the Southwest corner of said 31-1/9 acres tract and being the Southeast corner of a certain tract conveyed to Bill F. Roberts by Myra W. Sumnar;

**THENCE**, North, along the East line of a called 0.90 acre tract recorded in the names of Judith McElroy and William H. McElroy Est., passing at a distance of 30.0 feet a point in the northern line of Morton Road from which a 5/8 inch Iron Rod found bears North 13°42'41" East, a distance of 1.74 feet, and continuing for a total distance of 230.00 feet to a point for Northwest corner of the herein described tract from which a 5/8 inch Iron Rod found bears North 16°17'02" West, a distance of 0.77 feet, same being the Northeast corner of said Robert tract;

**THENCE**, East, parallel to the South line of said 31-1/9 acres tract, with the south line of a called 28.45 tract as recorded in Vol. 558, Pg. 925 D.R.W.C., a distance of 172.40 feet to a point in the East line of said 31-1/9 acres tract for the Northeast corner of the herein described tract from which a 5/8 inch Iron Rod found bears North 28°22'02" East, a distance of 0.59 feet;

**THENCE**, South, along the East line of said 31-1/9 acres tract, being the west line of a called 31.111 acre tract as recorded in the name of Patsy L. Swogetinsky, passing at a distance of 200.00 feet a 5/8 inch Iron Rod found in the northern line of Morton Road and continuing for a total distance of 230.00 feet to the Southeast corner of the herein described tract and in the South line of said Section 127;

**THENCE**, West, along said South line of said Section 127, a distance of 172.40 feet to the POINT OF BEGINNING, and containing 0.9103 acres of land.

National Survey Specialists  
281-812-6120  
February 02, 2006

## FILED AND RECORDED

**Instrument Number: 17-082**

Filing and Recording Date: 08/14/2017 10:06:48 AM 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,



A handwritten signature in black ink that reads "Debbie Hollan". The signature is written in a cursive style.

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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.

Jenifer Deutrich, Deputy

Returned To: