

31945 JOSEPH ROAD
HOCKLEY, TX 77447

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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: March 06, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE FOYER AT THE SOUTH ENTRANCE OF THE WALLER COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 22, 2003 and recorded in Document VOLUME 0804, PAGE 074 real property records of WALLER County, Texas, with WENDI SCHROEDER, grantor(s) and RITEMONEY, LTD., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WENDI SCHROEDER, securing the payment of the indebtednesses in the original principal amount of \$84,000.00, 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.** The property to be sold is described in the attached Exhibit A.

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 § 51.0025, 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 BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715




AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, KRISTIE ALVAREZ, JULIAN PERRINE, DOUG WOODARD, RENEE THOMAS, IAN MOSER, REVA ROUCHON-HARRIS, REBECCA BOLTON, DEBBY JURASEK, MEGAN RANDLE, OR AMY JURASEK

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Megan Randle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 01/29/18 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: Megan Randle
Date: 01/29/18



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A TRACT OR PARCEL OF LAND CONTAINING 2.4608 ACRES BEING KNOWN AS PART OF LOTS 4 AND 5 OF PROPOSED OAKS OF JOSEPH ROAD ESTATES SUBDIVISION OUT OF A 27.085 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 259, PAGE 454 OF THE WALLER COUNTY DEED RECORDS OUT OF WILLIAM HEDDY SURVEY, ABSTRACT 134 IN WALLER COUNTY, TEXAS, SAID 2.4608 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING AT A 5/8 INCH IRON ROD SET MARKING THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOSEPH ROAD (VARIABLE WIDTH) WITH THE WEST RIGHT-OF-WAY LINE OF HEGAR ROAD (ALSO VARIABLE WIDTH) AT THE NORTHEAST CORNER OF SAID 27.085 ACRE TRACT.

THENCE SOUTH 78 DEGREES 18 MINUTES 49 SECONDS WEST WITH THE SOUTH RIGHT-OF-WAY LINE AS EXISTS OF SAID JOSEPH ROAD A DISTANCE OF 414.57 FT. TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT 2.4608 ACRE LOT 4 AND THE NORTHWEST CORNER OF SAID 2.6016 ACRE LOT 1;

THENCE CONTINUING SOUTH 78 DEGREES 18 MINUTES 49 SECONDS WEST WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF JOSEPH ROAD A DISTANCE OF 245.60 FT. TO A 5/8 INCH IRON ROD SET AT THE NORTHEAST CORNER OF LOT 5

THENCE SOUTH 07 DEGREES 02 MINUTES 41 SECONDS EAST WITH THE DIVISION LINE BETWEEN LOTS 5 AND 4 A DISTANCE OF 247.00 FT. TO A 3/8 INCH IRON ROD SET AT AN ANGLE POINT;

THENCE SOUTH 82 DEGREES 57 MINUTES 19 SECONDS WEST CROSSING INTO SAID LOT 5 A DISTANCE OF 62.00 FT. TO A 3/8 INCH IRON ROD SET AT AN ANGLE POINT;

THENCE SOUTH WITH THE EASTERLY PORTION OF THE RESIDUE OF LOT 5 A DISTANCE OF 100.00 FT. TO A 3/8 INCH IRON ROD SET AT AN ANGLE CORNER OF THIS TRACT;

THENCE EAST A DISTANCE OF 105.00 FT. TO A 3/8 INCH IRON ROD SET AT A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED 2.4608 ACRE TRACT INSIDE THE BOUNDARY OF SAID LOT 4;

THENCE SOUTH 03 DEGREES 33 MINUTES 39 SECONDS EAST PASSING OVER A PORTION OF LOT 4 A DISTANCE OF 279.52 FT. TO A POINT IN THE SOUTH LINE OF SAID LOT 4;

THENCE NORTH 89 DEGREES 25 MINUTES 03 SECONDS EAST A DISTANCE OF 91.90 FT. TO A 5/8 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF LOT 3 AND THE SOUTHEAST CORNER OF SAID LOT 4;

THENCE NORTH 02 DEGREES 20 MINUTES 00 SECONDS EAST WITH THE EAST BOUNDARY OF LOT 4 AND THE WEST LINE OF LOTS 3, 2 AND A PORTION OF LOT 1 A TOTAL DISTANCE OF 505.33 FT. TO A 5/8 INCH IRON ROD SET AT AN ANGLE POINT.

THENCE NORTH 11 DEGREES 51 MINUTES 10 SECONDS EAST WITH THE DIVISION LINE BETWEEN LOTS 1 AND 4 A DISTANCE OF 179.45 FT. TO THE PLACE OF BEGINNING AND CONTAINING 2.4608 ACRES OF LAND, MORE OR LESS.

EXHIBIT "A"

FILED AND RECORDED

Instrument Number: 18-008

Filing and Recording Date: 01/29/2018 03:58:25 PM 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,



A handwritten signature in cursive script that reads "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.

Jenifer Deutrich, Deputy

Returned To: