

18-072
09/27/2018 10:19:23 AM Total Pages: 5 Fee: 4.00
Debbie Hollan, County Clerk - Waller County, TX

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/16/2015

Grantor(s)/Mortgagor(s):
JOHN MASSIE FUQUA, JR. AND CAROL
MCCALMENT, MARRIED
Current Beneficiary/Mortgagee:
American Advisors Group

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR AMERICAN ADVISORS GROUP,
ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 1504784

Property County:
WALLER

Mortgage Servicer:
Celink is representing the Current
Beneficiary/Mortgagee under a servicing agreement
with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3900 Capital City Blvd.,
Lansing, MI 48906

Legal Description: LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

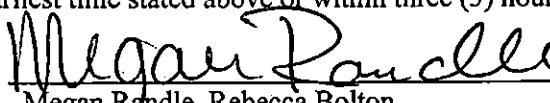
Date of Sale: 12/4/2018

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: THE FOYER AT THE SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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



Megan Randle, Rebecca Bolton
or E. "Ursula" B. Willie
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

STATE OF TEXAS §
COUNTY OF Colorado §

Before me, the undersigned Notary Public, on this day personally appeared Megalyan Randle as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as TX DL, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27 day of Sept, 2018.


Notary Public
Signature

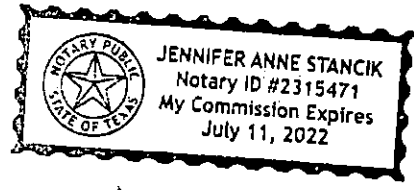


EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF WALLER DESCRIBED AS FOLLOWS:

BEING A 9.998 ACRE TRACT OF LAND SITUATED IN THE OWEN WINGFIELD SURVEY A-269, WALLER COUNTY, TEXAS, AND CONSISTING OF TRACT 12D (A CALL 5.006 ACRE TRACT) AND TRACT 12E (A CALL 4.995 ACRE TRACT) CONVEYED TO BRYAN E. HELVEY AND WIFE, CINDY L. HELVEY, BY DEED DATED JULY 28, 1995, RECORDED IN VOLUME 521, PAGE 437, DEED RECORDS OF WALLER COUNTY, TEXAS, SAID TRACT 12D AND 12E BEING PART OF WALNUT CREEK, AN UNRECORDED SUBDIVISION OF A EAST 765.63 ACRE TRACT OF LAND DESCRIBED IN DEED TO WALNUT CREEK LAND COMPANY, INC. AND RECORDED IN VOLUME 186, PAGE 213, DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 9.998 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN 8 INCH DIAMETER FENCE CORNER POST FOUND FOR REFERENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF BOWLER ROAD (80 FT R.O.W) AND THE FENCED NORTH RIGHT-OF-WAY LINE OF PETTY ROAD (50 FT. R.O.W);

THENCE NORTH 89 DEGREES 11 MINUTES 53 SECONDS EAST (CALL NORTH 89 DEGREES 11 MINUTES 21 SECONDS EAST), ALONG THE NORTH RIGHT-OF-WAY LINE OF PETTY ROAD, A DISTANCE OF 776.4 FEET (CALL 776.9 FEET) TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF TRACT 12A, THE LOWER SOUTHEAST CORNER OF A CALL 60.1712 ACRE TRACT OF LAND DESCRIBED BY DEED CONVEYED TO TMM, INC. DATED DECEMBER 17, 1990, RECORDED IN VOLUME 449, PAGE 446, DEED RECORDS OF WALLER COUNTY, TEXAS, THE SOUTHWEST CORNER OF TRACT 12D FOR THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 43 MINUTES 53 SECONDS WEST (BEARING BASIS), ALONG THE EAST LINE OF TRACT 12A, 12B AND 12C, THE WEST LINE OF TRACT 12D, AND BEING THAT CERTAIN CALL BOUNDARY LINE DESCRIBED IN A BOUNDARY AGREEMENT BETWEEN JAMES L. STOCKDALE AND WIFE, NANCY J. STOCKDALE, AND TMM, INC. DATED JULY 27, 1995, RECORDED IN VOLUME 521, PAGE 463, DEED RECORDS OF WALLER COUNTY, TEXAS, A DISTANCE OF 812.56 FEET (CALL 812.70 FEET) TO A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED "J.D. KENNEY R.P.L.S. NO. 2080" FOR THE NORTHEAST CORNER OF TRACT 12C, THE NORTHWEST CORNER OF TRACT 12D, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 22 MINUTES 40 SECONDS EAST (CALL NORTH 89 DEGREES 23 MINUTES 48 SECONDS EAST), ALONG THE NORTH LINE OF THE CALL 5.008 ACRE TRACT, A DISTANCE OF 268.80 FEET (CALL 268.72 FEET) TO A 3/4 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF TRACT 12E (CALL 4.995 ACRES), THE NORTHEAST CORNER OF TRACT 12D (CALL 5.005 ACRES) FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS NORTH 71 DEGREES 25 MINUTES 13 SECONDS EAST, A DISTANCE OF 2.37 FEET;

THENCE NORTH 89 DEGREES 01 MINUTES 05 SECONDS EAST (CALL NORTH 89 DEGREES 00 MINUTES 30 SECONDS EAST), ALONG THE NORTH LINE OF THE CALL 4.995 ACRE TRACT, A DISTANCE OF 267.23 FEET (CALL 267.41 FEET) TO A 1/2 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF TRACT 12F FOR THE NORTHEAST CORNER OF TRACT 12E

FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 45 MINUTES 35 SECONDS EAST (CALL SOUTH 00 DEGREES 15 MINUTES 37 SECONDS EAST), ALONG THE WEST LINE OF TRACT 12F, THE EAST LINE OF TRACT 12E A DISTANCE OF 812.01 FEET (CALL 812.00 FEET) TO A 1 INCH IRON PIPE FOUND IN THE NORTH RIGHT-OF-WAY LINE OF PETTY ROAD, THE SOUTHWEST CORNER OF TRACT 12F, THE SOUTHEAST CORNER OF TRACT 12E FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 00 MINUTES 29 SECONDS WEST (CALL SOUTH 89 DEGREES 59 MINUTES 26 SECONDS WEST), ALONG THE SOUTH LINE OF TRACT 12E, ALONG THE NORTH LINE OF PETTY ROAD, A DISTANCE OF 269.45 FEET (CALL 265.15 FEET) TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF TRACT 12E, THE SOUTHEAST CORNER OF TRACT 12D, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 16 MINUTES 15 SECONDS WEST (CALL SOUTH 89 DEGREES 16 MINUTES 00 SECONDS WEST), ALONG THE SOUTH LINE OF TRACT 12D, THE NORTH LINE OF PETTY ROAD, A DISTANCE OF 267.88 FEET (CALL 268.08 FEET) TO THE POINT OF BEGINNING. CONTAINING WITHIN THESE METES AND BOUNDS A 9.998 ACRE TRACT OF LAND AS SURVEYED BY ROBERT MCCAY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4509, AUGUST 27, 1997.

BEING KNOWN AS 131 PETTY ROAD, WALLER, TX 77484, APN: 877000-012-003-000

FILED AND RECORDED

Instrument Number: 18-072

Filing and Recording Date: 09/27/2018 10:19:23 AM Pages: 5 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.

Marlene Arranaga, Deputy

Returned To: