

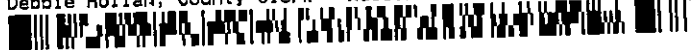
19-079

09/12/2019 03:48:56 PM Total Pages: 5 Fee: 5.00
Debbie Hollan, County Clerk - Waller County, TX



1907684

09/12/2019 03:48:56 PM Total Pages: 4 Fee: 24.00
Debbie Hollan, County Clerk - Waller County, TX



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/28/2006

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

Recorded in:
Volume: 0956
Page: 342
Instrument No: 603247

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
KIRBY COWLES AND WIFE DANIELLE
COWLES
Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Property County:
WALLER

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LOT TWO (2) OF COUNTRY LANE ESTATES, SECTION ONE, AN ADDITION IN
WALLER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME
470, PAGE 719 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS

Date of Sale: 12/3/2019

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: Waller County Courthouse, 836 Austin Street, Hempstead, TX 77445 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.

MH File Number: TX-19-74211-POS
Loan Type: FHA

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

service to the sender of this notice immediately.

Megan Keel
Amy Bowman, Reid Ruple, Kathleen Adkins, Evan
Press, Cary Corenblum, Mariel Marroquin, Jim
Dolenz, Paulette McCrary, Joshua Sanders,
Kristopher Holub, Julian Perrine, Kinney Lester,
Megan Randle, Ebbie Murphy, Megan Randle or
Ebbie Murphy
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

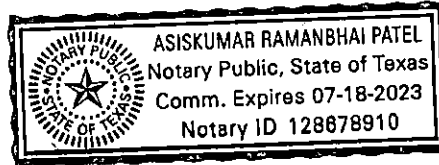
STATE OF TEXAS §
COUNTY OF FOLTSON §

Before me, the undersigned Notary Public, on this day personally appeared Megan C Randle as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____, 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 12th day of September, 2019.

Asiskumar

Notary Public
Signature



FILED AND RECORDED

Instrument Number: 1907684

Filing and Recording Date: 09/12/2019 03:48:56 PM Pages: 4 Recording Fee: \$24.00

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:
MEGAN RANDLE
511 FAHRENTHOLD ST
EL CAMPO, TX 77437

FILED AND RECORDED

Instrument Number: 19-079

Filing and Recording Date: 09/12/2019 03:48:56 PM Pages: 5 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

Debbie Hollan, County Clerk
Waller County, Texas

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Marlene Arranaga, Deputy

Returned To:
MEGAN RANDLE
511 FAHRENTHOLD ST
EL CAMPO, TX 77437