



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS *
 *
COUNTY OF WALLER *

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: MARTIN M. HOKANSON, 22503 KATY FREEWAY, KATY, TEXAS 77450.

By Deed of Trust ("Deed of Trust") dated October 20, 2015, Leonor A. Gutierrez and Antonio Gutierrez, as Grantors, conveyed to Steve Stark, Trustee, for the benefit of Nelson J. Beaudin and Doreen L. Beaudin, certain real property situated in Waller County, Texas, which Deed of Trust was recorded on October 22, 2015 under Clerk's File Number 1507140 in the Official Public Records of Real Property of Waller County, Texas, described as follows:

All that lot, tract or parcel of land in the H & T C R.R. Co. Survey A-205, Section 127, Waller County, Texas, containing approximately 24.859 acres as more particularly described in Exhibit "A" attached hereto for all purposes.

The Deed of Trust was given to secure payment of a Promissory Note ("Note") from Leonor A. Gutierrez and Antonio Gutierrez to Nelson J. Beaudin and Doreen L. Beaudin described in that Deed of Trust.

Borrowers defaulted in the payment of such obligations of such Note and Deed of Trust. The owner of the Note and beneficiary under the Deed of Trust removed Steve Stark as Trustee and appointed Martin M. Hokanson as Substitute Trustee to act under the powers of the Deed of Trust and instructed him to conduct and direct the execution of remedies set aside to them therein.

Notice is given that on Tuesday, July 7, 2020 at 1:00 p.m. or within three hours thereafter, at the Waller County Courthouse, 836 Austin St, Hempstead, Texas 77445, being the area designated by the Waller County Commissioners Court, I, the undersigned, will sell at public auction to the highest bidder for cash the real property described above.

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 that the same are still in effect. The Substitute Trustee shall convey no warranties except the Grantors' warranties specifically authorized by the Grantors in the Deed of Trust.

June 3, 2020

Martin M. Hokanson

Martin M. Hokanson
Substitute Trustee

EXHIBIT "A"

A 24.859 ACRE TRACT OF LAND OUT OF A 30.766 ACRE TRACT (VOLUME 1263, PAGE 488 OFFICIAL RECORDS) AND BEING SITUATED IN THE H. & T.C.R.R. Co. SURVEY SECTION 127, ABSTRACT 205, WALLER COUNTY, TEXAS.

BEGINNING: At a P.K. Nail Set in the approximate center line of Clay Road (60 foot width) for the Northernmost Northeast corner of this tract and the Northwest corner of a 5.909 acre tract being the residue of the above described 30.766 acre tract, said point bears South $87^{\circ} 59' 53''$

West a distance of 347.92 feet from a P.K. Nail found for the Northeast corner of the 30.766 acre tract and the Northwest corner of a 43.00 acre tract (Called Tract 4 in Volume 228, Page 275 Deed Records), said points being located in the North line of Section 127;

THENCE: South $03^{\circ} 14' 31''$ East at a distance of 22.79 feet passing a $\frac{1}{2}$ " inch iron rod set in the South right-of-way line of Clay Road and continuing on for a total distance of 760.40 feet to a $\frac{1}{2}$ " inch iron rod set for an interior corner of this tract and the Southwest corner of the before described 5.909 acre tract;

THENCE: North $87^{\circ} 39' 27''$ East a distance of 330.13 feet to a $\frac{1}{2}$ " inch iron rod set for a Northeast corner of this tract and the Southeast corner of the 5.909 acre tract located in the common line of the above described 30.766 acre tract and the 43.00 acre tract;

THENCE: South $01^{\circ} 54' 03''$ East a distance of 1879.14 feet to a $\frac{1}{2}$ " inch iron rod found for the Southeast corner of this tract and of the above described 30.766 acre tract and the Southwest corner of the before described 43.00 acre tract, said point being the Northeast corner of a called 31-1/9 acre tract (Volume 95, Page 612 Deed Records), from said point a $\frac{3}{8}$ " inch iron pipe found bears South $86^{\circ} 57' 53''$ West a distance of 1.41 feet;

THENCE: South $87^{\circ} 53' 41''$ West a distance of 508.12 feet to a $\frac{1}{2}$ " inch iron rod set for the Southwest corner of this tract and the Southeast corner of a 12.114 acre tract being the residue of a 42.879 acre tract (Volume 608, Page 403 Official Records), from said point a $\frac{1}{2}$ " inch iron rod found bears South $87^{\circ} 53' 41''$ West a distance of 199.96 feet for the Southwest corner of the called 42.879 acre tract;

THENCE: North $01^{\circ} 53' 57''$ West at a distance of 2615.76 feet passing a $\frac{1}{2}$ " inch iron rod found in the South right-of-way line of Clay Road and continuing on for a total distance of 2638.32 feet to a P.K. Nail Found for the Northwest corner of this tract and the Northeast corner of the 12.114 acre tract located in the approximate center line of Clay Road and being the North line of Section 127;

THENCE: North $87^{\circ} 59' 53''$ East a distance of 160.13 feet to the PLACE OF BEGINNING and containing 24.859 acres of land of which 0.084 acres lie within the

right-of-way of Clay Road.

All bearings recited hereon are based on the North line of this tract (North line of Section 127) running North $87^{\circ} 59' 53''$ East.

FILED AND RECORDED

Instrument Number: 20-043

Filing and Recording Date: 06/03/2020 01:35:43 PM Pages: 5 Recording Fee: \$3.00

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: