

22-029

06/16/2022 12:58:30 PM Total Pages: 5 Fee: 5.00  
Debbie Hollan, County Clerk - Waller County, TX



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Waller County**

**Deed of Trust Dated:** December 10, 2018  
**Original Principal Amount:** \$538,500.00  
**Grantor:** KELLEY HYDRAULICS, INC., a Texas corporation  
**Original Mortgagee:** NLG PRIVATE LENDING FUND, LLC, a Delaware limited liability company  
**Current Mortgagee:** GULF CAPITAL LENDING LLC, a Texas limited liability company  
**Mortgagee Address:** 2200 Market Street, Suite 412, Galveston, Texas 77550

**Recording Information:** Instrument No. 1809773 in the Official Public Records of Waller County, Texas

**Legal Description:** See Exhibit "A" attached hereto and incorporated herein by reference (commonly known as 17933 FM 362, Waller, Texas 77484)

**Date of Sale:** August 2, 2022 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

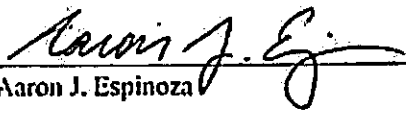
**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the WALLER County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Amy Olan, Reid Ruple, Kathleen Adkins, Evan Press, Julian Perrine, Matthew Hansen, Ramiro Cuevas, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Megan Randle, Cary Corenblum, Kristopher Holub, Joshua Sanders and/or Ebbie Murphy have been appointed as Substitute Trustee(s) (individually and collectively, the "Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

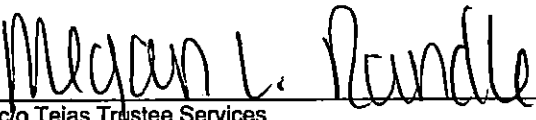
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**

  
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Aaron J. Espinoza

Attorney at Law  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana St., 28th Floor  
Houston, Texas 77002  
Reference: 2021-01704

  
\_\_\_\_\_  
Megan L. Rundle

c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

**EXHIBIT "A"**  
**TO**  
**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**A TRACT OR PARCEL OF LAND CONTAINING 14.8491 ACRES (646,825 SQUARE FEET) SITUATED IN THE JUSTO LIENDO SURVEY, ABSTRACT No. 41, WALLER COUNTY, TEXAS AND BEING THE COMBINATION OF A CALLED 11.8 ACRE TRACT CONVEYED TO JOSEPH PAUL KELLEY AND JENNIFER KELLEY, RECORDED IN VOLUME 921, PAGE 442, DEED RECORDS WALLER COUNTY, TEXAS (D.R.W.C.T.) SAVE AND EXCEPT A CALLED 6.9823 ACRE TRACT IN DEED No. 1604245, D.R.W.C.T., A CALLED 9.924 ACRE TRACT TO JOE KELLEY, IN VOLUME 922, PAGE 342, D.R.W.C.T. AND A CALLED 0.0020 ACRE TRACT TO JOSEPH PAUL KELLEY, ET UX, RECORDED IN DEED No. 160162, OFFICIAL RECORDS WALLER COUNTY, TEXAS (O.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN VOL. 428, PG. 600 D.R.W.C.T.)**

**BEGINNING** at a found 3/8" iron rod in the west right-of-way (R.O.W.) line of F.M. 362 Road and a curve to the left for the common Northeast corner of herein described Tract and an exterior corner of a called 1069.283 acre tract to Rancho La Laguna, LLC, in Deed No. 1206978, O.R.W.C.T.;

**THENCE** in a Southerly direction along the common East line of herein described Tract, the west ROW line of said F.M. 362 Road and said curve to the left having a RADIUS of 1196.28', DELTA of 09°36'59", LENGTH of 200.78', CHORD BEARING of S04°52'09"W and a CHORD LENGTH of 200.55', to a point for an Interior corner of herein described Tract;

**THENCE** S 00°01'30" E, 624.05', continuing along the common East line of herein described Tract and the west ROW line of said F.M. 362 Road, to a point (fence post Bears S17°08'03"E, 0.70') for the Southeast corner of herein described Tract and the northeast corner of said Save and Except called 6.9823 acre tract;

**THENCE** departing the west ROW line of said F.M. 362 Road and along the common Southerly line of herein described Tract and the northerly line of said Save and Except called 6.9823 acre tract the following Courses and Distances:

**1) N 46°25'56" W, 17.30', to a point for a common Interior corner of herein described Tract and an interior corner of said Save and Except called 6.9823 acre tract,**

**2) S 81°03'36" W, 456.89', to a point (Mag Nail Bears N83°53'50" W, 0.49') for a common Exterior corner of herein described Tract and an interior corner of said Save and Except called 6.9823 acre tract,**

**3) WEST, 289.52', to a found 1/2" Iron rod in an east line of said called 1069.283 acre tract to Rancho La Laguna, LLC for the common Southwest corner of herein described Tract and the northwest corner of said Save and Except called 6.9823 acre tract;**

**THENCE along the common West line of herein described Tract and an east line of said called 1069.283 acre tract to Rancho La Laguna, LLC the following Courses and Distances:**

**1) N 00°00'24" W, 182.31', to a point for an Interior corner of herein described Tract,**

**N 00°16'35" W, 124.20', to a found capped 12" iron rod for an Exterior corner of herein described Tract,**

**3) N 00°15'44" W, 292.17', to a point for an Exterior corner of herein described Tract,**

**N 00°00'07" W, 274.86', to a point (1/2" Iron rod Bears N30°09'48" W, 1.13') for the common Northwest corner of herein described Tract and the interior corner of said called 1069.283 acre tract to Rancho La Laguna, LLC;**

**THENCE N 89°19'24" E, 772.17', along the common North line of herein described Tract and a south line of said called 1069.283 acre tract to Rancho La Laguna, LLC to the POINT OF BEGINNING containing 14.8491 acres (646,825 square feet) of land.**

**SAVE AND EXCEPT that certain 4.8490-acre tract (a) conveyed to ELLA BLVD. MOTORS, INC., a Texas corporation, pursuant to the General Warranty Deed dated August 28, 2020, recorded under Instrument No. 2008257 in the Official Public Records of Waller County, Texas, and (b) released from the lien of the Deed of Trust pursuant to the Release of Lien dated December 16, 2020, recorded under Instrument No. 2012728 in the Official Public Records of Waller County, Texas.**

## FILED AND RECORDED

Instrument Number: 22-029

Filing and Recording Date: 06/16/2022 12:58:30 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*

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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.

Marlene Arranaga, Deputy

Returned To: