



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to Deed of Trust dated **December 26, 2018**, executed by **MARK E. JUNGERS, Individually and as Manager of JUNGERS DEVELOPMENT, LLC and MICHELLE L. JUNGERS, Individually and as Manager of Jungers DEVELOPMENT, LLC ("Mortgagors")**, conveyed to **CHARLES T. DOYLE, PATRICK F. DOYLE, DENNIS R. BETTISON, JEFF ADAMS, DONNIE QUINTANILLA, JANA L. HARTNETT, ALBERT G. REDMOND, or PETER J. SAPIO, JR.**, as Trustee(s) all of their right, title, and interest in and to that one certain parcel of real property situated in Waller County, Texas and described as:

BEING a 37.183 acres tract of land situated in the William Whiteside Survey A-61, Waller County, Texas, and being part of a call 69.3225 acre tract of land described by deed dated September 13, 2005 to Patrick William Diiorio, recorded in Volume 916, Page 182, Official Public Records Waller County, Texas, said 69.3225 acres being designated as Part 4 by deed dated December 4, 1971, to Jim Diiorio recorded in Volume 231, Page 355, Deed Records Waller County, Texas, said 69.3225 acres includes a call 0.170 acre tract of land described by deed dated December 27, 1971, to John Diiorio, Louis Diiorio, Tony Diiorio, Jim Diiorio, Mike Diiorio, and Pauline Diiorio Younger, recorded in Volume 231, Page 330, Deed Records Waller County, Texas said 69.3225 acres being resurveyed as 70.191 acres, July 14, 2011, said 37.183 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1-1/4 inch iron pipe found at a fence corner post in the southeasterly right-of-way line of F. M. Highway No. 159, the apparent southwest corner of a call 15.355 acre tract of land described by deed dated October 11, 1985, to Jim Diiorio, recorded in Volume 387, Page 375, Deed Records Waller County, Texas, for the POINT OF COMMENCING;

THENCE South 41 degrees 08 minutes 34 seconds West, along the southeasterly right-of-way line of F. M. Highway No. 159, a distance of 1199.69 feet to a 5/8 inch iron rod set with a plastic identification cap for the POINT OF BEGINNING and northwest corner of the herein described tract;

THENCE South 66 degrees 29 minutes 46 seconds East, leaving the southeasterly right-of-way line of F. M. Highway No. 159, a distance of 1338.67 feet to a 5/8 inch iron rod set with a plastic identification cap in the westerly line of a call 69.3225 acre tract of land designated as Part 1 by deed dated December 4, 1971, to Pauline C. Diiorio, recorded in Volume 231, Page 359, Deed Records Waller County, Texas, for the northeast corner of the

herein described tract;

THENCE South 20 degrees 37 minutes 26 Seconds West, at 460.87 feet; pass a 1-1/4 inch iron pipe found at a fence corner post for the southwest corner of Part 1, the northwest corner of a call 69.3225 acre tract of land designated as Part 2 by deed dated December 4, 1971 to Mike A. Diiorio,. recorded in Volume 231, Page 351 Deed Records Waller County, Texas, continuing a total distance of 972.35 feet to a 1-1/4 inch iron rod found at a fence corner post, the northeast corner of a call 1/2 interest in a call 68.05 acre tract of land to Mary Jean Marquart Exemption Trust recorded in Volume 1046, Page 14, Official Public Records Waller County, Texas, the southeast corner of Part 4 for the southeast corner of the herein described tract;

THENCE North 72 degrees 06 minutes 42 seconds West, along a fence line the north line of the call 68.04 acre tract of land, a distance of 1759.50 feet (call 1710.48 feet) to a 5/8 inch iron rod set with a plastic identification cap in the southeasterly right-of-way line of F. M. Highway No. 159 for the northeast corner of the call 68.05 acre tract of land for the southwest corner of Part 4 for the southwest corner of the herein described tract;

THENCE North 41 degrees 08 minutes 34 Seconds East (bearing basis), along the Southeasterly right-of-way line of F. M. Highway No. 159, a distance of 1199.70 feet to the POINT OF BEGINNING, containing within these metes and bounds a 37.183 acre tract of land, as surveyed by Robert McCay, Registered Professional Land Surveyor No. 4509, July 19, 2011.

to secure the payment of that one certain Promissory Note ("Note") dated **December 26, 2018**, in the original principal amount of **\$474,800.00**, executed by **MARC E. JUNGERS and MICHELLE L. JUNGERS** and payable to the order of **TEXAS FIRST BANK** ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust.

The Deed of Trust was filed of record under File No. 1810231 with the **Waller County Clerk**; all in the Official Real Property Public Records of Waller County, Texas; and

The Deed of Trust is in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust; and

The Beneficiary has directed the Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after the giving of at least 21 consecutive days notice and recording the Notice in the Waller

County Clerk's Office giving the time, place, and terms of said sale, and description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

Therefore, I, **THEA CLARK**, Substitute Trustee, hereby give notice, after due publication as required by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash, between the hours of 10:00 a.m. and 1:00 p.m. on the first Tuesday in **May, being Tuesday, May 6, 2025**, in the Foyer at the South Entrance of the Waller County Courthouse, located at 425 FM 488, Hempstead, Texas 77445, or as designated by the County Commissioners Court. Pursuant to Section 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than **10:00 a.m.** and no later than three hours after that time.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens and any other title encumbrances affecting title to the property described above or any part of the property that are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

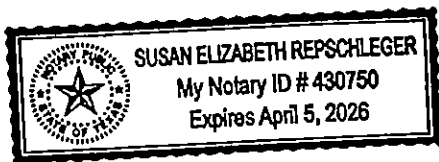
Signed on April 8, 2025.

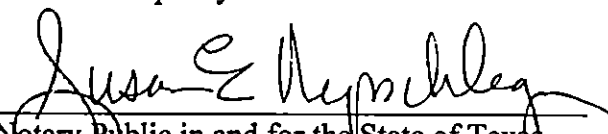
DOYLE LAW FIRM, PLLC
6710 Stewart Road, Suite 300
Galveston, Texas 77551
Telephone: 409/744-9783
Fax: 409/744-9786

By: 
THEA CLARK, Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was acknowledged before me on the 8th day of April, 2025, by **THEA CLARK**, Substitute Trustee, and in the capacity therein stated.



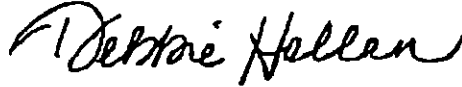

Notary Public in and for the State of Texas

FILED AND RECORDED

Instrument Number: 25-031

Filing and Recording Date: 04/09/2025 01:05:15 PM Pages: 4 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, 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: