



## NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 31<sup>st</sup> day of August, 2017, GEORGE HENRY WENTZEL and ANN M. WENTZEL ("Maker") executed a Deed of Trust (the "Deed of Trust") conveying to JOE F. WHEAT, TRUSTEE, the property hereinafter described, to secure GAYLON HALE, ("Noteholder") in the payment of a debt therein described, such Deed of Trust being recorded in the Official Public Records of Real Property, Waller County, Texas, under Clerk's File No. 1706664 of the Official Public Records of Waller County, Texas, such debt being additionally secured by Vendor's Lien retained in Deed of even date therewith to Maker; and

WHEREAS, Default has occurred in the payment of said indebtedness and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the property secured by said Deed(s) of Trust (the "Property") to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of February, 2020 between 10:00 p.m. and 1:00 p.m., I will sell said Property at a public auction, at the location designated by the Commissioner's Court of Waller County, Texas, or, if no area has been so designated, then such sale will be conducted at the door of the courthouse of Waller County, Texas, to the highest bidder for cash except that any bid by Noteholder may be a credit against the debt secured by the Deed of Trust.

Said Property will be sold not sooner than 10:00 a.m., and not later than 1:00 p.m. on said date of February 4, 2020 in Waller County, Texas.

Said Property located in the County of Waller County, State of Texas and as described as follows:

0.619 acres of land in the William Heddy Survey, abstract 134, in Waller County, Texas, being more particularly described in Exhibit "A", attached hereto and referred to herein for all purposes.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS MY HAND THIS 7<sup>th</sup> day of February, 2020.

  
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JOE F. WHEAT, Trustee

BEING A 0.619 ACRE TRACT (26,957 SQUARE FEET) TRACT OF LAND LYING IN THE WILLIAM HEDDY SURVEY, ABSTRACT NO. 134 IN WALLER COUNTY, TEXAS, BEING OUT OF AND A PORTION OF THAT CERTAIN 12.000 ACRE TRACT OF LAND AS DESCRIBED IN AN INSTRUMENT TO GEORGE WENTZEL OF RECORD IN VOLUME 633 ON PAGE 737 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, OUT OF AND A PORTION OF THAT CERTAIN 34.763 ACRE TRACT OF LAND AS DESCRIBED IN AN INSTRUMENT TO THEODORE BENFER OF RECORD IN VOLUME 395 ON PAGE 743 OF THE SAID DEED RECORDS, SAID 0.619 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS: COMMENCING AT A 1/2" IRON ROD FOUND MARKING THE NORTH LINE OF JOSEPH ROAD AND THE SOUTH LINE OF THE SAID 12.000 ACRE TRACT, THE SOUTHEAST CORNER OF THE SAID 12.000 ACRE TRACT, THENCE N 87 DEGREES 03'15" W 131.22' TO A 1/2" IRON ROD SET BESIDE FENCE LINE MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE POINT AND PLACE OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE N 87 DEGREES 03'15" W WITH THE NORTH LINE OF JOSEPH ROAD AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 60.00' TO A 1/2" IRON ROD SET BESIDE FENCE LINE FOR CORNER; THENCE N 10 DEGREES 17'24" E OVER AND ACROSS THE SAID 12.000 ACRE TRACT FOR A DISTANCE OF 104.97' TO A 1/2" IRON ROD SET FOR CORNER; THENCE N 86 DEGREES 39'14" W OVER AND ACROSS THE SAID 12.000 ACRE TRACT FOR A DISTANCE OF 99.31' TO A 1/2" IRON ROD SET FOR CORNER; THENCE N 03 DEGREES 35'04" E OVER AND ACROSS THE SAID 12.000 ACRE TRACT AND WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 120.61' TO A 1/2" IRON ROD SET BESIDE FENCE LINE FOR CORNER MARKING AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE N 88 DEGREES 41'57" E OVER AND ACROSS THE SAID 12.000 ACRE TRACT AND WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT ALONG A FENCE LINE FOR A DISTANCE OF 162.53' TO A 1/2" IRON ROD SET MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE S 03 DEGREES 35'04" W OVER AND ACROSS THE SAID 12.000 ACRE TRACT FOR A DISTANCE OF 133.78' TO A 1/2" IRON ROD SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT; THENCE S 11 DEGREES 44'43" W OVER AND ACROSS THE SAID 12.000 ACRE TRACT FOR A DISTANCE OF 104.91' TO THE POINT AND PLACE OF BEGINNING CONTAINING 0.619 ACRES OF LAND.

EXHIBIT "A"

## FILED AND RECORDED

**Instrument Number: 20-004**

Filing and Recording Date: 01/13/2020 02:40:17 PM Pages: 3 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*

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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.

Donna Jackson, Deputy

Returned To: