

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF WALLER §

WHEREAS, by a certain Deed of Trust dated on or about July 6, 2000, filed for record in Volume 659, Page 273 of the Real Property Records of Waller County, Texas, to ALFONSO and GUADALUPE HERNANDEZ (Grantor) conveyed to 11740 WESTHEIMER, INC., a Texas Corporation (Trustee), the following real property (Property), situated in Waller County, Texas, to-wit:

A tract of land containing 0.626 acres of land being part of and out of Outlot 31, of the Town of Kellner, according to the map or plat thereof recorded in Volume 13, Page 509 of the Deed Records of Waller County, Texas and being the residue of a tract of land conveyed to B.E. Duncan by deed of record in Volume 149, Page 229, of the Deed Records of Waller County, Texas, lying and being situated in the William Cooper Survey, Abstract 20, Waller County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes;

to secure the payment of that one certain promissory note of even date therewith in the original principal amount of FIFTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$52,500.00), executed by ALFONSO and GUADALUPE HERNANDEZ, as Maker, and made payable to the order of 11740 WESTHEIMER, INC., a Texas Corporation, as Payee, together with all modifications, extensions and renewals thereof (Note), if any, being secured by the Deed of Trust and further secured by a vendor's lien retained in a Special Warranty Deed of even date from 11740 WESTHEIMER, INC., a Texas Corporation to ALFONSO and GUADALUPE HERNANDEZ; and

WHEREAS, in an Appointment of Substitute Trustee, executed by the owner and holder of said Note, filed for record in the Real Property Records of Waller County, Texas, the

undersigned was appointed Substitute Trustee; and

WHEREAS, default has occurred under the terms of the Note and Deed of Trust, and the indebtedness evidenced therein has been accelerated, and is now wholly due, and the owner and holder of said Note has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the fifth (5th) day of May, 2015, which is the first Tuesday in May, 2015, I will, at my option, sell in whole said Property to the highest bidder, for cash, subject to all matters filed for record in the Official Public Records of Real Property of Waller County, Texas, in the first floor lobby of the Waller County Courthouse at 836 Austin Street, Hempstead, Texas, such area being the area of such courthouse designated by the Waller County Commissioner's Court as the place where such sales are to take place by designation. The sale shall commence at 10:00 a.m., which is the earliest time the sale will occur; however, if the sale does not begin at 10:00 a.m., it will begin not later than three (3) hours after such time, which is between the hours of 10:00 a.m. and 1:00 p.m.

WITNESS MY HAND this 14 day of April, 2015.

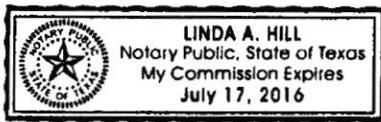

WALKER HANSON, Substitute Trustee
11 Greenway Plaza, Suite 1400
Houston, Texas 77046

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared WALKER HANSON, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of April, 2015.



Linda A. Hill

Notary Public, State of Texas

EXHIBIT "A"

Survey of a tract of land containing 0.626 acres of land being part of and out of Outlot 31, of the Town of Kellner, according to the map or plat thereof recorded in Volume 13, Page 509 of the Deed Records of Waller County, Texas and being the residue of a tract of land conveyed to B.E. Duncan by deed of record in Volume 149, Page 229, of the Deed Records of Waller County, Texas, lying and being situated in the William Cooper Survey, Abstract 20, Waller County, Texas and being more particularly described by meter and bounds as follows:

BEGINNING at a 5/8-inch iron rod found on the north line of 5th Street marking the southwest corner of this tract of land herein described and the aforesaid Duncan tract of land;

THENCE, NORTH, along the west line of this tract of land and the said Duncan tract of land a distance of 215.63 feet, (called 211.00 feet), to a 5/8-inch iron rod marking the northwest corner of this tract of land, same being the southwest corner of that certain called 0.0232 acre tract of land conveyed to J.T. Harwell by deed of record in Volume 230, Page 1, of the Deed Records of Waller County, Texas;

THENCE, North 88° 34' 40" E, along the south line of the aforesaid Harwell tract of land, at 76.00 feet pass a 1/2-inch iron pipe found marking the southeast corner of the said Harwell tract of land, same being the southwest corner of that certain tract of land conveyed to John Gold by deed of record in Volume 230, Page 3, of the Deed Records of Waller County, Texas, in all, a distance of 125.12 feet, (called EAST-125.0 feet), to a point on the east line of the said Duncan tract of land marking the southeast corner of this tract of land and the aforesaid Gold tract of land;

THENCE, South 00° 14' 24" East, along the east line of this tract of land and the said Duncan tract of land, a distance of 218.01 feet, (called SOUTH-211.0 feet), to a 1/2-inch iron rod set on the north line of 5th Street, marking the southeast corner of this tract of land and said Duncan tract of land;

THENCE, WEST, along the north line of 5th Street, same being the south line of this tract of land and the said Duncan tract of land, a distance of 126.00 feet to the PLACE OF BEGINNING, and containing 0.626 acres of land.

FILED AND RECORDED

Instrument Number: 15-039

Filing and Recording Date: 04/14/2015 11:14:09 AM Pages: 5 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

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.

Stephanie Tompkins, Deputy

Returned To:
WEYCER KAPLAN PULASKI & ZUBER PC
ELEVEN GREEWAY PLAZA SUITE 1400
HOUSTON, TX 77046-1130