



## Notice of Trustee's Sale

**Date:** July 1, 2015

**Trustee:**

Van Williamson

**Trustee's Address:**

P.O. Box 4629

Lago Vista, Texas 78645

**Mortgagee:** Moss Elkins

**Note:** Note dated February 28, 2014 in the amount of \$280,000.00

**Deed of Trust**

**Date:** February 28, 2014

**Grantor:** Lucio O. Alfaro; and Santos Alfaro

**Mortgagee:** Moss Elkins

**Recording information:** Unknown

**Property:**

PARCEL ONE: 39.967 ACRES OF LAND, MORE OR LESS, SITUATED IN THE JUSTO LIENDO SURVEY, A-41, WALLER COUNTY, TEXAS. SAID 39.967 ACRE PARCEL BEING THE SAME PROPERTY DESCRIBED IN A DEED DATED AUGUST 5, 2013, EXECUTED BY JOHN D. ELKINS, INDEPENDENT EXECUTOR OF THE ESTATE OF MILDRED ELKINS, DECEASED TO MOSS A. ELKINS, RECORDED IN VOLUME 1371, PAGE 690, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

PARCEL TWO: 1.949 ACRES OF LAND, MORE OR LESS, SITUATED IN THE JUSTO LIENDO SURVEY, A-41, WALLER COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 75 ACRE TRACT, WHICH LIES WEST OF FM 359, BEING DESCRIBED IN A DEED TO MILDRED DODD ELKINS RECORDED IN VOLUMB 160, PAGE 333 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.

**County:** WALLER

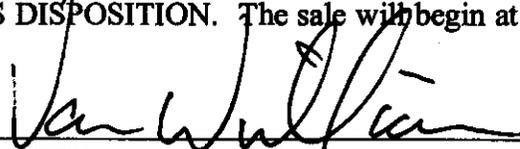
**Date of Sale (first Tuesday of month):** August 4, 2015

**Time of Sale:** 10:00 a.m. or within three hours thereafter

**Place of Sale:** At the Foyer at the South entrance of the Waller County, Texas Courthouse, or, if the preceding area is no longer the designated area, at the area most recently designated by the Waller County Commissioner's Court.

Van Williamson is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.

  
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Van Williamson, Attorney at Law

## FILED AND RECORDED

**Instrument Number: 15-052**

**Filing and Recording Date: 07/10/2015 01:27:25 PM Pages: 2 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.

Janifer Deutrich, Deputy

Returned To: