



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the indebtedness and/or performance of the obligations secured by that certain Deed of Trust and Security Agreement (the "Deed of Trust") executed on December 16, 2011, by Jeannette Batchelder and Jennifer Farquhar (the "Grantor"), and duly filed recorded under Clerk's File 1106472 and in Volume 1283, Page 089 of the Real Property Records of Waller County, Texas, conveying to David M. Tritter, Trustee, the following described real property and improvements thereon in Waller County, Texas, to-wit:

Lot Five (5) of the First Amending Plat of COLLEGE ADDITION, according to the map or plat recorded in Volume 1212, Page 351 of the Official Records of Waller County, Texas,

(herein collectively, the "Real Property") and

WHEREAS, the Deed of Trust secured the payment of that certain Real Estate Lien Note dated December 16, 2011, in the original principal sum of One Hundred Thirty Thousand and No/100 Dollars (\$130,000.00) executed by the Grantor and payable to the order of Austin Stahl (the "Note"); and

WHEREAS, Austin Stahl is the legal owner and holder of the indebtedness secured by the Deed of Trust and in accordance with its terms, in writing removed the said David M. Tritter, the Trustee originally named therein and appointed ROBERT A. SCHLANGER as Substitute Trustee; and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust; and

WHEREAS, the legal owner and holder of said indebtedness and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Substitute Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

August 4, 2015

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter, on said day, sell the above described Real Property to the highest bidder for cash at the following location:

The south foyer of the Waller County Courthouse, Hempstead, Texas, or as otherwise designated by the Commissioner's Court of Waller County, Texas

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

The name and address of the sender of this Notice are:

**Austin Stahl
P. O. Box 658
Tomball, Texas 77377**

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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 immediately.



**ROBERT A. SCHLANGER or PATRICIA POSTON
or NICK POSTON or MEGAN RANDLE-BENDER
Substitute Trustee(s)**

c/o Robert A. Schlanger
Robert A. Schlanger, P.C.
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

FILED AND RECORDED

Instrument Number: 15-055

Filing and Recording Date: 07/13/2015 03:36:30 PM Pages: 3 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

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: