

4610 SCHILPF ROAD  
KATY, TX 77493

0000005335476

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. **Date, Time, and Place of Sale.**

**Date:** September 01, 2015

**Time:** The sale will begin at 1:00PM or not later than three hours after that time.

**Place** THE FOYER AT THE SOUTH ENTRANCE OF THE WALLER COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale. Cash.**

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 29, 2012 and recorded in Document VOLUME 1294, PAGE 665 real property records of WALLER County, Texas, with ADRIAN FASANANDO, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ADRIAN FASANANDO, securing the payment of the indebtednesses in the original principal amount of \$260,515.99, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

*Megan L. Bender*

DEBBY JURASEK, MEGAN L. BENDER OR AMY JURASEK  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is megan L. Bender, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.  
I declare under penalty of perjury that on 08/10/15 I filed at the office of the WALLER County Clerk and caused to be posted at the WALLER County courthouse this notice of sale.

*Megan L. Bender*

Declarant's Name: megan L. Bender  
Date: 08/10/15



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FIELD NOTES FOR A 2.000 ACRE TRACT OF LAND OUT OF A CALLED 7.133 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 451, PAGE 875, DEED RECORDS, WALLER COUNTY, TEXAS, LOCATED WITHIN THE H. AND T. C. RAILROAD COMPANY SURVEY, SECTION 121, ABSTRACT 201, WALLER COUNTY, TEXAS.

COMMENCING AT A BOLT SPIKE FOUND AT THE NORTHWEST CORNER OF THE H. AND T. C. RAILROAD COMPANY SURVEY, SECTION 121, ABSTRACT 201, SAME BEING THE NORTHEAST CORNER OF THE FRED EULE SURVEY, ABSTRACT 373, AS LOCATED IN THE INTERSECTION OF SCHLIPF ROAD AND STOCKDICK ROAD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 281.50 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 420, PAGE 767, DEED RECORDS, WALLER COUNTY, TEXAS;

THENCE SOUTH (CALLED SOUTH 00 DEGREES 01 MINUTE 07 SECONDS EAST) ALONG THE COMMON LINE OF THE H. AND T. C. RAILROAD COMPANY SURVEY, SECTION 121, ABSTRACT 201, AND THE FRED EULE SURVEY, ABSTRACT 373, AS LOCATED IN SCHLIPF ROAD, SAME BEING THE WEST LINE OF SAID CALLED 281.50 ACRE TRACT, AT 1,542.39 FEET (CALLED 1,528.35 FEET) PASS THE NORTHWEST CORNER OF THE AFOREMENTIONED CALLED 7.133 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 1,837.54 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED 2.000 ACRE TRACT;

THENCE EAST ALONG A LINE ESTABLISHING THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, AT 24.10 FEET PASS A 5/8 INCH IRON ROD WITH CAP MARKED "KALKOMEY SURVEYING" SET IN THE EAST LINE OF SCHLIPF ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 414.05 FEET TO A 5/8 INCH IRON ROD WITH CAP MARKED "KALKOMEY SURVEYING" SET IN THE COMMON LINE OF THE AFOREMENTIONED CALLED 7.133 ACRE TRACT AND THAT CERTAIN ADJOINING CALLED 3.329 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 0697, PAGE 597, DEED RECORDS, WALLER COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 12 MINUTES 14 SECONDS EAST (CALLED SOUTH 00 DEGREES 05 MINUTES 29 SECONDS EAST) ALONG SAID COMMON LINE, 82.75 FEET TO A 1/2 INCH IRON ROD FOUND AT A RE-ENTRY CORNER TO THE AFOREMENTIONED ADJOINING CALLED 3.329 ACRE TRACT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 58 DEGREES 17 MINUTES 30 SECONDS WEST (CALLED SOUTH 58 DEGREES 13 MINUTES 42 SECONDS WEST) CONTINUING ALONG SAID COMMON LINE, 458.21 FEET (CALLED 457.92 FEET TO A 2 INCH IRON ROD FOUND IN THE EAST LINE OF SCHLIPF ROAD FOR CORNER;

THENCE WEST, 24.53 FEET TO A COTTON PICKER SPINDLE SET IN THE COMMON LINE OF THE H. AND T. C. RAILROAD COMPANY SURVEY, SECTION 121, ABSTRACT 201, AND THE FRED EULE SURVEY, ABSTRACT 373, AS LOCATED IN SCHLIPF ROAD, SAME BEING THE WEST LINE OF SAID CALLED 7.133 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH (CALLED NORTH 00 DEGREES 01 MINUTE 07 SECONDS WEST) ALONG THE COMMON LINE OF THE H. AND T. C. RAILROAD COMPANY SURVEY, SECTION 121, ABSTRACT 201, AND THE FRED EULE SURVEY, ABSTRACT 373, AS LOCATED IN SCHLIPF ROAD, SAME BEING THE WEST LINE OF SAID CALLED 7.133 ACRE TRACT, 323.58 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.000 ACRES OF LAND, MORE OR LESS, THERE BEING 0.180 ACRE LYING WITHIN THE RIGHT-OF-WAY OF SCHLIPF ROAD.



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**FILED AND RECORDED**

**Instrument Number: 15-059**

Filing and Recording Date: 08/10/2015 11:26:06 AM 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: