

37910 HAAS LANE
NAVASOTA, TX 77868

15-070
09/14/2015 01:13:38 PM Total Pages: 3 Fee: 5.00
Debbie Hollan, County Clerk - Waller County, TX

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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: October 06, 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 August 23, 2005 and recorded in Document VOLUME 0912, PAGE 358 real property records of WALLER County, Texas, with LYNN CHRISTOPHER AND JAMES DALE CHRISTOPHER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LYNN CHRISTOPHER AND JAMES DALE CHRISTOPHER, securing the payment of the indebtednesses in the original principal amount of \$186,400.00, 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 09/14/2015 I filed at the office of the WALLER County Clerk and caused to be posted at the WALLER County courthouse this notice of sale.

[Signature]
Declarant Name: Megan L. Bender
Date: 09/14/2015



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[REDACTED]

BEING A 10.416 ACRE TRACT OF LAND SITUATED IN THE W.E. BAKER SURVEY A-70, WALLER COUNTY, TEXAS, AND BEING THE SAME CALL 10.416 ACRE TRACT OF LAND CONVEYED TO ROBERT E. BURNETT AND WIFE, GERALDINE A. BURNETT, BY DEED DATED JANUARY 16, 1978, RECORDED IN VOLUME 283, PAGE 301, DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 10.416 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 4" X 4" SQUARE CONCRETE MONUMENT FOUND AT A FENCE CORNER POST MARKING THE NORTHWEST CORNER OF A CALL 10.224 ACRE TRACT OF LAND NOW OR FORMERLY VETERANS LAND BOARD OF THE STATE OF TEXAS, RECORDED IN VOLUME 287, PAGE 566, DEED RECORDS OF WALLER COUNTY, TEXAS, THE SOUTHWEST CORNER OF A CALL 171.65 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 395, PAGE 785, DEED RECORDS OF WALLER COUNTY, TEXAS, FROM WHICH A 30 INCH DIAMETER WITNESS TREE MARKED "X" BEARS NORTH 65 DEGREES 02 MINUTES 41 SECONDS EAST, A DISTANCE OF 3.7 FEET;

THENCE SOUTH 87 DEGREES 42 MINUTES 00 SECONDS EAST (BEARING BASIS), ALONG THE NORTH LINE OF THE CALL 10.224 ACRE TRACT OF LAND, THE SOUTH LINE OF THE CALL 171.65 ACRE TRACT OF LAND, A DISTANCE OF 638.21 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE CALL 10.224 ACRE TRACT OF LAND, THE POINT OF BEGINNING AND NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 3/8 INCH IRON ROD FOUND AT A FENCE CORNER POST BEARS NORTH 00 DEGREES 59 MINUTES 00 SECONDS EAST, A DISTANCE OF 3.09 FEET;

THENCE SOUTH 87 DEGREES 42 MINUTES 00 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF THE CALL 171.65 ACRE TRACT OF LAND, THE NORTH LINE OF THE CALL 10.416 ACRE TRACT OF LAND FOR THE NORTH LINE OF THIS TRACT, A DISTANCE OF 832.46 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 3/8 INCH IRON ROD FOUND A FENCE CORNER POST BEARS NORTH 01 DEGREES 00 MINUTES 56 SECONDS EAST, A DISTANCE OF 6.08 FEET;

THENCE SOUTH 05 DEGREES 47 MINUTES 23 SECONDS WEST, ALONG THE EASTLINE OF THE CALL 10.416 ACRE TRACT FOR THE EAST LINE OF THIS TRACT; AT 547.77 FEET PASSING A 5/8 INCH IRON ROD SET IN THE NORTH LINE OF A CALL 4.437 ACRE 60 FT. ROAD EASEMENT DESCRIBED IN VOLUME 281, PAGE 219, DEED RECORDS OF WALLER COUNTY, TEXAS, CONTINUING A TOTAL DISTANCE OF 607.95 FEET TO A 5/8 INCH IRON ROD SET AT THE BASE OF AN OLD CEDAR FENCE CORNER POST FOR THE NORTHWEST CORNER OF A CALL 60.021 ACRE TRACT OF LAND DESCRIBED BY DEED DATED JANUARY 30, 1989, RECORDED IN VOLUME 427, PAGE 485, DEED RECORDS OF WALLER COUNTY, TEXAS, THE NORTHEAST CORNER OF A CALL 25 ACRE TRACT OF LAND NOW OR FORMERLY ELMER RITEY LEGGETT BY DEED DATED JANUARY 24, 1964, RECORDED IN VOLUME 181, PAGE 196, DEED RECORDS OF WALLER COUNTY, TEXAS, THE SOUTHEAST CORNER OF THE CALL 10.416 ACRE TRACT OF LAND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 81 DEGREES 00 MINUTES 54 SECONDS WEST, ALONG THE SOUTH LINE OF A CALL 60 FT. WIDE ROAD EASEMENT, THE SOUTH LINE OF THE CALL 10.416 ACRE TRACT OF LAND, AT 728.06 FEET PASSING A 5/8 INCH IRON ROD SET IN THE EAST LINE OF SAID 60 FT. ROAD EASEMENT FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS SOUTH 56 DEGREES 49 MINUTES 51 SECONDS EAST, A DISTANCE OF 1.50 FEET, CONTINUING A TOTAL DISTANCE OF 788.66 FEET TO A 5/8 INCH IRON ROD SET IN THE WEST LINE OF SAID 60 FT. ROAD EASEMENT, THE SOUTHWEST CORNER OF THE CALL 10.416 ACRE TRACT OF LAND FOR SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS SOUTH 55 DEGREES 04 MINUTES 42 SECONDS EAST, A DISTANCE OF 1.60 FEET;

THENCE NORTH 00 DEGREES 56 MINUTES 52 SECONDS EAST, ALONG THE WEST LINE OF SAID 60 FT. EASEMENT, AT 60.60 FEET PASSING A 5/8 INCH IRON ROD SET AT A FENCE CORNER POST IN THE NORTH LINE OF SAID 60 FT. ROAD EASEMENT; FROM WHICH A FOUND 3/8 INCH IRON ROD BEARS SOUTH 15 DEGREES 40 MINUTES 44 SECONDS EAST, A DISTANCE OF 1.0 FEET; CONTINUING ALONG THE WEST LINE OF THE CALL 10.416 ACRE TRACT OF LAND FOR THE WEST LINE OF THIS TRACT, GENERALLY ALONG A FENCE LINE, A TOTAL DISTANCE OF 515.16 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 10.416 ACRE TRACT OF LAND, INCLUDING 1.090 ACRES OF LAND, MORE OR LESS (CALL 1.086 ACRES) LYING WITHIN 60 FT. ROAD EASEMENT, AS SURVEYED BY ROBERT MCCAY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4509, JANUARY 31, 1996.



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FILED AND RECORDED

Instrument Number: 15-070

Filing and Recording Date: 09/14/2015 01:13:38 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: