

**NOTICE OF SUBSTITUE TRUSTEE'S SALE**

**DATE:** January 14, 2015

15-088  
12/14/2015 03:22:35 PM Total Pages: 5 Fee: 4.00  
Debbie Hollan, County Clerk - Waller County, TX

**DEED OF TRUST:**

**DATE:** March 1, 2012  
**GRANTOR:** Dwight Wesley and Calvinia Lenzy  
**TRUSTEE:** Larry E. Thomas  
**BENEFICIARY:** Patricia Ann Miller

**COUNTY WHERE PROPERTY IS LOCATED:** Waller

**RECORDING INFORMATION:** Volume 1291, Page 469,  
Official Public Records of Real Property of  
Waller County, Texas

**PROPERTY:**

A certain 10.5039 acres of land situated in the J.A. Padillo Survey, A-48, Waller County, Texas, being out of a certain 89.535 acre tract of land described partly in deed dated December 14, 1915 to A. Bankett, recorded in Volume 44 at Page 162 of the Deed Records of Waller County, Texas and partly in deed dated October 30, 1906 to San Bankett, recorded in Volume 29, at Page 276 of the Deed Records of Waller County, Texas, said 10.5039 acres called Part 9 of the Division of said 89.535 acres into 9 parts as made by W. D. Kennedy, Registered Public Surveyor, No. 511; said 10.5039 acres of land described more fully by metes and bounds in the field notes attached hereto and marked Exhibit "A" incorporated herein for all intents and purposes.

**Personal Property:** The property constituting personal property located in or on and used in the enjoyment of the Property.

**DESCRIPTION OF COLLATERAL COVERED BY SECURITY AGREEMENT/FINANCING STATEMENT:**

A Mobile Home 2200 Square Feet, and several small buildings located at 8367 Kerr Road, Brookshire, Texas.

**NOTE:**

**DATE:** March 1, 2012  
**AMOUNT:** \$150,000.00  
**DEBTOR:** Dwight Wesley and Calvinia Lenzy  
**HOLDER:** Patricia Ann Miller

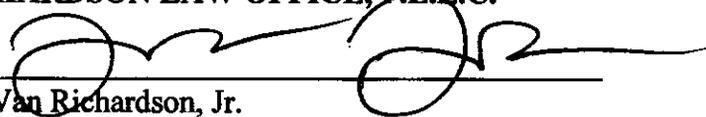
**DATE OF SALE OF PROPERTY:** January 5, 2016

**EARLIEST TIME OF SALE OF PROPERTY:** 1:00 p.m.

**PLACE OF SALE OF PROPRTY:** South steps of the Waller County Courthouse  
836 Austin Street  
Hempstead, Texas

Because of default in performance of the obligations of the Deed of Trust, the Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after the time.

Respectfully Submitted,  
**RICHARDSON LAW OFFICE, P.L.L.C.**



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Lee Van Richardson, Jr.  
Substitute Trustee

# EXHIBIT A

A certain 10.5039 acre tract of land out of a certain 89.535 acre tract of land situated in the J. A. Padillo Survey, Abstract No. 48, in Waller County, Texas, said 89.535 acre tract being the same land described partly in deed dated December 14, 1915, to A. Bankett and recorded in Vol. 44, pg. 162, of the Deed Records of Waller County, Texas, and partly in deed dated October 30, 1906, to Sam Bankett, and recorded in Vol. 29, pg. 276, of the Deed Records of Waller County, Texas, said 10.5039 acre tract of land being called Part 9 of the division of said 89.535 acre tract made by W. D. Kennedy, Registered Public Surveyor No. 511, into nine parts, said Part 9 being described by metes and bounds as follows, to-wit:

BEGINNING at the S. W. corner of the said 89.535 acre tract of land;

THENCE: North along West fence of said 89.535 acre tract, 952.83 feet to iron pipe for the S. W. corner of Part 7 of said division;

THENCE: East along South line of said Part 7, 189.0 feet to iron pipe for the N. W. corner of Part 8 of said division;

THENCE: S 0° 27' W along West line of said Part 8, 444.57 feet to iron pipe for the S. W. corner of said Part 8;

THENCE: East along the South line of said Part 8, 429.51 feet to iron pipe for the S. E. corner of said Part 8;

THENCE: N 0° 27' E along the East line of said Part 8, 400.0 feet to iron pipe for an interior corner of said Part 8;

THENCE: East along the upper South line of said Part 8, 70.49 feet to fence corner, an interior corner of the said 89.535 acre tract of land;

THENCE: S 0° 27' W along the lower East fence line of said 89.535 acre tract of land, 915.0 feet to the lower S. E. fence corner of the said 89.535 acre tract of land;

THENCE: N 89° 26' W along the lower South fence line of said 89.535 acre tract of land, 675.0 feet to the point of beginning, containing 10.5039 acres of land.

## EXHIBIT "A"

Filed for Record Apr. 17 A.D., 1995 at 1:30 o'clock P M

R E C O R D E D Apr. 27 A.D., 1995 at 9:50 o'clock A M

CHERYL PETERS, County Clerk, Waller County, Texas

By Dea Nolan Deput

## FILED AND RECORDED

**Instrument Number: 15-088**

Filing and Recording Date: 12/14/2015 03:22:35 PM 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*

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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.

Daisy Metcalf, Deputy

Returned To: