NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WALLER

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WHEREAS, by Deed of Trust dated October 2, 2006, Jose R. Moreno conveyed to Sam Urso, as Trustee, the following property situated in the County of Waller, Texas, to-wit:

Being Lot One (1), in Block Six (6), of SKY LAKES CLUB ADDITION, SECTION ONE (1), a Subdivision recorded in Volume 248, Page 344, and Volume 253, Page 158, all of the Deed Records of Waller County, Texas

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$14,400.00 executed by Jose R. Moreno, and made payable to the order of State Bank (now known as Prosperity Bank) (herein the "Note"), which such Deed of Trust is recorded in Volume 995, Page 480 of the Official Records of Waller County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Sam Urso, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, February 7, 2017 I will sell for cash, the property in the area designated by the Commissioner's Court of Waller County as the area where foreclosure sales are to take place, (being THE FOYER AT THE SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE) at the Waller County Courthouse, Hempstead, Texas, to the highest bidder. The time at which the sale will begin will be 1:00 pm, or within three (3) hours after said time.

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et

seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal, State or local law or regulation.

WITNESS my hand this the 13 day of January, 2017.

Megan Randle-Bender or Rebecca Bolton

Substitute Trustee

C/O Janis L. Scott, Anderson, Smith, Null &

Stofer, LLP

101 W. Goodwin, Ste. 700

Victoria, TX 77901

ASNS firm file no. 50546/Moreno/ Prosperity Bank

FILED AND RECORDED

Instrument Number: 17-006

Filing and Recording Date: 01/13/2017 12:31:54 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, County Clerk Waller County, Texas

Jekkre Hellen

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.

Jenifer Deutrich, Deputy

Returned To: