

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WALLER County

Deed of Trust Dated: February 3, 2011

Amount: \$93,500.00

Grantor(s): BGC PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY, CRAIG A. CHARLESTON, PERSONALLY AS GUARANTOR AND AS MANAGER FOR and GWENDOLYN L. LAVALAIS, PERSONALLY AS GUARANTOR AND AS MANAGER FO

Original Mortgagee: THE FIRST NATIONAL BANK OF BELLVILLE

Current Mortgagee: FIRST NATIONAL BANK OF BELLVILLE

Mortgagee Address: FIRST NATIONAL BANK OF BELLVILLE, P.O. Box 128, Bellville, TX 77418

Recording Information: Document No. 1101086

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

Date of Sale: March 7, 2017 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WALLER County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

MEGAN RANDLE-BENDER OR REBECCA BOLTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said 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. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

  
Aaron Espinoza, Attorney at LawHUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2016-012682  
MEGAN RANDLE-BENDER OR REBECCA BOLTON  
c/o Texas Trustee Services  
4100 Midway Rd Ste 1040  
Carrollton, TX 75007

## EXHIBIT "A"

**TRACT I: BEING A 4.893 ACRE TRACT OUT OF TRACT 12 OF THE DIVISION OF THE R.L. WILLIAMS ESTATE 77.809 ACRE TRACT IN THE GEORGE A. DENNETT SURVEY, ABSTRACT 124 IN WALLER COUNTY, TEXAS, INTO 14 LOTS AND 14 TRACTS OF LAND AS SHOWN ON PLAT RECORDED IN VOLUME 221 PAGE 308 DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 4.893 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING A 1 1/4" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID TRACT 12;**

**THENCE SOUTH 00 DEG. 42 MIN. 00 SEC. EAST, A DISTANCE OF 257.86 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRACT 12 AND THE HEREIN DESCRIBED 4.893 ACRE TRACT AND THE NORTHEAST CORNER OF A 2.462 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 221 PAGE 308 WALLER COUNTY DEED RECORDS;**

**THENCE NORTH 89 DEG. 33 MIN. 00 SEC. WEST ALONG THE SOUTH LINE OF SAID TRACT 12 AND THE HEREIN DESCRIBED 4.893 ACRE TRACT, A DISTANCE OF 729.51 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF HIGHWAY 290 (VARIED WIDTH);**

**THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,864.79 FEET AND AN ARC LENGTH OF 57.71 FEET TO A 5/8" IRON ROD FOUND FOR POINT OF TANGENCY;**

**THENCE NORTH 75 DEG. 44 MIN. 15 SEC. WEST A DISTANCE OF 49.78 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF SAID TRACT 12 AND ON THE EASTERLY LINE OF A CALLED 70.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO MILDRED M. BASKIN RECORDED IN VOLUME 185 PAGE 534 OF THE WALLER COUNTY DEED RECORDS AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED 4.893 ACRE TRACT;**

**THENCE NORTH 02 DEG. 47 MIN. 37 SEC. WEST A DISTANCE OF 231.53 FEET TO A 1 1/4" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 12 AND THE HEREIN DESCRIBED 4.893 ACRE TRACT;**

**THENCE SOUTH 89 DEG. 08 MIN. 09 SEC. EAST A DISTANCE OF 829.90 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.893 ACRE OF LAND, MORE OR LESS.**

**TRACT II: A PRIVATE ROADWAY EASEMENT 40 FEET IN WIDTH ALONG THE EAST PROPERTY LINE FOR THE PURPOSE OF INGRESS AND EGRESS OF THE 77.809 ACRE TRACT LOCATED IN THE GEORGE A. DENNETT SURVEY, ABSTRACT No. 124, WALLER COUNTY, TEXAS, AS SET OUT AND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 221, PAGE 308 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.**

## FILED AND RECORDED

**Instrument Number: 17-010**

Filing and Recording Date: 01/26/2017 08:36:16 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,



A handwritten signature in black ink that reads "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.

Jenifer Deutrich, Deputy

Returned To: