NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF HARRIS

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WHEREAS by Deed of Trust dated May 19, 2006, recorded under Clerk's File No. 604056, of the Real Property Records of Waller County, Texas, ROBIN MAGUIRE as Grantor, conveyed to MERRITT N. SPENCER as Trustee, for the benefit of THE TOMMIE ZACK MONK AND GLENN WAYNE MONK 1999 TRUST, the certain real property and all improvements situated thereon at 24982 Robinhood Lane, Hockley, Texas 77447 and being more fully described as follows (herein the Property):

Lots Twenty-six (26) and Twenty-seven (27) of CLEAR CREEK FOREST, SECTION 8, a subdivision located in the Preston Pevehouse Surveys, Abstract 234 and 235, Waller Texas, according to the map or plat thereof recorded in Volume 238 at Page 343 of the Deed Records of Waller County, Texas.

to secure the payment of one certain Promissory Note of even date therewith in the original principal amount of \$210,000.00, executed by ROBIN MAGUIRE, payable to THE TOMMIE ZACK MONK AND GLENN WAYNE MONK 1999 TRUST.

WHEREAS, the undersigned, Christopher M. Cammack, has been appointed as Substitute Trustee in the place and stead of MERRITT N. SPENCER, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust.

WHEREAS, default has occurred under the terms of the Promissory Note dated May 19, 2006, secured by the Deed of Trust, the indebtedness evidenced thereby which is now due, consisting of \$184,205.41 in unpaid principal and accrued yet unpaid interest combined as of March 13, 2017, as the borrower did not cure her default under the said Promissory Note despite written demand for

same being made upon her on February 14, 2017, whereafter the Note was accelerated on March 13, 2017, and whereas THE TOMMIE ZACK MONK AND GLENN WAYNE MONK 1999 TRUST is the owner of holder of the Deed of Trust and is the beneficiary under same, the undersigned has been requested by THE TOMMIE ZACK MONK AND GLENN WAYNE MONK 1999 TRUST to sell the above-described property to satisfy such indebtedness.

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NOW THEREFORE, NOTICE IS HEREBY GIVEN that on April 4, 2017, between the hours of 10:00 a.m. and 1:00 p.m., the undersigned will sell the Property at the Waller County, Texas Courthouse, 836 Austin Street, Hempstead, Texas 77445. Said Property will be sold to the highest bidder for cash.

WITNESS MY HAND this 13 day of March, 2017.

Witness MY HAND this 13 day of March, 2017.

CHRISTOPHER M. CAMMACK

Substitute Trustee

7324 Southwest Freeway, Suite 1446

Houston, Texas 77074 Telephone: 713-960-1921 Facsimile: 713-960-1922

ACKNOWLEDGEMENT

STATE OF TEXAS

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COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, personally appeared Christopher M. Cammack, a person known to me, who after being placed under oath, stated that he is over 18 years of age, of sound mind, that he is the appointed Substitute Trustee by THE TOMMIE ZACK MONK AND GLENN WAYNE MONK 1999 TRUST, and who acknowledged that he executed the foregoing instrument in said capacity and for the purposes and consideration therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this the day of ________, 2017, to certify which witness my hand and official seal.



AFTER RECORDING, RETURN TO:

Christopher M. Cammack Attorney at Law 7324 Southwest Freeway, Suite 1446 Houston, Texas 77074

FILED AND RECORDED

Instrument Number: 17-024

Filing and Recording Date: 03/13/2017 03:50:01 PM Pages: 4 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

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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: