



NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WALLER §

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by LEONARDO RAY SERRA AND SPOUSE, LINDA SERRA of HARRIS County, Texas, to DAVID M. TRITTER TRUSTEE, dated OCTOBER 23, 2014, for the benefit of the Beneficiary therein identified, duly recorded under VOLUME 1441, PAGE 668, in the WALLER County Official Public Records under Instrument Number 1407089 at the WALLER County Clerk's Office in WALLER County, Texas, securing the payment of that one certain promissory note in the original principal amount of \$277,352.00, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on Tuesday, AUGUST 01, 2017, (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area designated by the County Commissioners Court at the hour of 10:00 a.m. or within three hours thereafter of that day, the property described to wit:

Being a 25.168 acre tract of land out of a certain 48.75 acre tract of land, recorded in Volume 253, Page 72 of the Deed Records of Waller County, Texas, said 48.75 acre tract of land called third share in the Partition Deed recorded in Volume 125, Page 436 of said Deed Records and being in the Justo Liendo 5 League Grant in Waller County, Texas, and more particularly described on attached Exhibit "A".

Assert and protect your rights as a member of the Armed Forces of the United States. If you are, or your spouse is serving in active military duty, including active military duty as a 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.

EXECUTED this 6th day of JULY, 2017.

TERRY J. ADAM, Trustee or Substitute Trustee

Terry J. Adam, P. C.
14525 FM 529, Suite 101
Houston, Texas 77095
Phone: 281-550-4174

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1447334327

BEING A 25.168 ACRE TRACT OF LAND OUT OF A CERTAIN 48.75 ACRE TRACT OF LAND, RECORDED IN VOLUME 253, PAGE 72 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 48.75 ACRE TRACT OF LAND CALLED THIRD SHARE IN THE PARTITION DEED RECORDED IN VOLUME 125, PAGE 436 OF SAID DEED RECORDS AND BEING IN THE JUSTO LIENDO 5 LEAGUE GRANT IN WALLER COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point in the centerline of Cochran Road (80 feet wide) for the Northeast corner of said 48.75 acre tract called Third Share the same being the Southeast corner of a 48.75 tract of land called Second Share in the said partition deed said point bears North 89° 53' 35" East 40.00 feet from a 3/8 inch iron rod found in the West right-of-way line of said Cochran Road.

THENCE: South 00° 08' 10" West 592.82 feet along the centerline of said Cochran Road, the same being the East line of said 48.75 acre tract of land called Third Share in said partition deed to a point for the Southeast corner of the herein described 25.168 acre tract said point bears North 89° 53' 35" East 40.00 feet from a 1/2 inch iron rod set in the West right-of-way line of said Cochran Road;

THENCE: South 89° 53' 35" West, at 40.00 feet pass a 1/2 inch iron rod set in said West right-of-way line in all 1848.35 feet to a 1/2 inch iron rod set East line of a 18.724 acre tract of land recorded in Volume 409 at Page 31 of said Deed Records;

THENCE: North 00° 03' 02" West 592.81 feet along the East line of said 18.724 acre tract and along the East line of 20.506 acre tract of land recorded in Volume 409, at Page 26 of said Deed Records to a 1/2 inch iron rod found for the Northwest corner of called Third Share in said partition deed, the same being the Southwest corner of said called Second Share;

THENCE: North 89° 53' 35" East 1850.28 along the common line of said Second Share and said Third share to the POINT OF BEGINNING containing an area of 25.168 acres of land.

The bearings recited herein are based on the common line of said Second Share and said Third Share running North 89° 53' 35" East.

FILED AND RECORDED

Instrument Number: 17-067

Filing and Recording Date: 07/07/2017 10:57:26 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,



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: