

18-090

11/13/2018 11:23:27 AM Total Pages: 4 Fee: 4.00
Debbie Hollan, County Clerk - Waller County, TX



NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
MCCAFFERY, AMY
43374 HENSON ROAD, HEMPSTEAD, TX 77445

FHA 512-1529348-703-203B

Firm File Number: 15-023111

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 3, 2014, AMY MCCAFFERY, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to BOB KARLSENG, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LEADERONE FINANCIAL CORPORATION, A CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of WALLER COUNTY, TX and is recorded under Clerk's File/Instrument Number 1403673 Volume 1420, Page 290, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Wednesday, January 2, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Waller** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Waller, State of Texas:

A TRACT OR PARCEL OF LAND CONTAINING 5.000 ACRES (217,801 SQUARE FEET) SITUATED IN THE J.C. BARTLETT SURVEY, ABSTRACT NO. 74, WALLER COUNTY, TEXAS AND BEING OUT OF A CALLED 11.4735 ACRE TRACT CONVEYED TO ROBIN ELIZABETH EADES BLANKENBURG, ET VIR, RECORDED IN VOLUME 753, PAGE 589, DEED RECORDS WALLER COUNTY, TEXAS (D.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Property Address: 43374 HENSON ROAD
HEMPSTEAD, TX 77445
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Megan Randle
SUBSTITUTE TRUSTEE

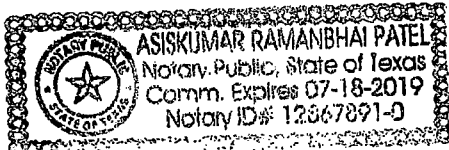
Megan Randle, Amy Bowman-Reid-Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Renee Thomas, Ian Moser, Reva Rouchon-Harris or Rebecca Bolton
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF Texas
COUNTY OF FORT BEND

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Megan Randle, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of NOVEMBER, 2018.

A Patel
NOTARY PUBLIC in and for
FORT BEND COUNTY,
My commission expires: JULY 18 2019
Type or Print Name of Notary
ASISKUMAR RAMANBHAI PATEL



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 military service to the sender of this notice immediately.

EQS: OSJ LW

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**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 1447333677

A TRACT OR PARCEL OF LAND CONTAINING 5.000 ACRES (217,801 SQUARE FEET) SITUATED IN THE J.C. BARTLETT SURVEY, ABSTRACT No. 74, WALLER COUNTY, TEXAS AND BEING OUT OF A CALLED 11.4735 ACRE TRACT CONVEYED TO ROBIN ELIZABETH EADES BLANKENBURG, ET VIR, RECORDED IN VOLUME 753, PAGE 589, DEED RECORDS WALLER COUNTY, TEXAS (D.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;
(BEARINGS ARE BASED IN VOL. 753, PG. 589 D.R.W.C.T.)

BEGINNING at a set 1/2" iron rod with orange plastic cap stamped "Precision Surveyors" (hereinafter called "set 1/2" iron rod") in the north right-of-way (R.O.W.) line of Henson Road (50' R.O.W.) for the common Southwest corner of herein described Tract, the southwest corner of said called 11.4735 acre tract and the southeast corner of a called 6.208 acre tract conveyed to Jo Ann Winsett, recorded in Volume 588, Page 93, D.R.W.C.T.;

THENCE N 00°42'26" E, 451.86', departing the north R.O.W. line of said Henson Road and along the common West line of herein described Tract and the east line of said called 6.208 acre tract conveyed to Jo Ann Winsett to a set 1/2" iron rod in the south line of a called 25.8080 acre tract conveyed to Dean Huddleston, recorded in Volume 344, Page 243, D.R.W.C.T. for the common Northwest corner of herein described Tract, the northeast corner of said called 6.208 acre tract conveyed to Jo Ann Winsett and the northwest corner of said called 11.4735 acre tract;

THENCE N 89°53'45" E, 486.26', along the common North line of herein described Tract, the south line of said called 25.8080 acre tract conveyed to Dean Huddleston and the north line of said called 11.4735 acre tract, to a set 1/2" iron rod for the Northeast corner of herein described Tract;

THENCE S 00°42'26" W, 444.06', severing said 11.4735 acre tract and along the East line of herein described Tract to a set 1/2" iron rod in the north R.O.W. line of said Henson Road for the Southeast corner of herein described Tract;

THENCE S 88°58'36" W, 486.43', along the common South line of herein described Tract and the north R.O.W. line of said Henson Road to the POINT OF BEGINNING containing 5.000 acres (217,801 square feet) of land, more or less.

FILED AND RECORDED

Instrument Number: 18-090

Filing and Recording Date: 11/13/2018 11:23:27 AM Pages: 4 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

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.

Donna Sheridan, Deputy

Returned To:
MEGAN RANDLE
511 FAHRENTHOLD ST
EL CAMPO, TX 77437