

**Notice of Substitute Trustee's Sale**

Date: March 8, 2019

Trustee: Daryl D. Bohls

Substitute Trustee: Jim D. Hamilton, 7700 San Felipe, Suite 550, Houston, Texas 77063

Lender: Allegiance Bank, formally Allegiance Bank Texas

Note(s): Promissory Note in the original principal amount of \$367,000.00, dated August 27, 2013 being executed by Victor Andres Woodcock and Johanna Longas aka Johanna Longas Palacio and payable to Allegiance Bank, formally Allegiance Bank Texas.

Deed of Trust ("Deed of Trust")

Date: August 27, 2013

Grantor: Victor Andres Woodcock and Johanna Longas Palacio

Lender: Allegiance Bank, formally Allegiance Bank Texas

Recording Information: File No.: 1305705 of the Real Property Records of Waller County, Texas.

Property: See Exhibit "A", attached hereto and made a part hereof for all purposes and particularly, including all personal property secured by the security agreement included in the Deed of Trust.

County: Waller County

Date of Sale (first Tuesday of month): April 2, 2019

Time of Sale: 1:00 p.m.

Place of Sale: At the area designated by the Commissioner's Court of Waller County, Texas (as such designation is recorded in the Real Property records of Waller County, Texas).

Lender has appointed a Substitute Trustee under the Deed of Trust. Lender has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, on the date and time specified to satisfy the debt secured by the Deed of Trust. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


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 immediately.



Jim D. Hamilton, Substitute Trustee
7700 San Felipe, Suite 550, Houston, Texas 77063
Name and address of sender of this Notice

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was ACKNOWLEDGED AND SUBSCRIBED TO BEFORE ME, on the 8th day of March, 2019 by Jim D. Hamilton Trustee.



Notary Public, State of Texas

Exhibit A TRACT I

TRACT I:

.. BEING a 26.266 acre tract of land situated in the Peter Harper Survey A-137, Waller County, Texas, and being the same call 26.266 acre tract of land, designated as Lot 6A, Nine Bar West, a resubdivision recorded in Volume 603, Page 730, Official Public Records Waller County, Texas, said 26.266 acre tract of land, Lot 6A, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found in lower north line of Lot 8, Nine Bar West, the southwest corner of a call 43.282 acre tract of land designated as Lot 6B, a resubdivision of Lot 1, 3 and 6, Nine Bar West, recorded in Volume 603, Page 730, Official Public Records Waller County, Texas, the southeast corner of Lot 5A, for the POINT OF BEGINNING and southeast corner of the herein described tract;

THENCE South 89 degrees 36 minutes 14 seconds West (bearing basis), along a portion of the lower north line of Lot 8, a distance of 1530.04 feet to a 1/2 inch iron pipe found for the southeast corner of Lot 5; the southwest corner of Lot 6A, for the southwest corner of the herein described tract;

THENCE North 02 degrees 16 minutes 20 seconds West, along the east line Lot 5, distance of 1461.84 feet to a 1/2 inch iron pipe found with a plastic cap stamped Kalkomey Surveying in the south line of a call 10.100 acre tract of land, described by deed dated January 14, 2011, to Gary Margolis and Shannon Margolis, husband and wife, recorded in Volume 1241, Page 415, Official Public Records Waller County, Texas, said 10.100 acre tract being part of Lot 3B, Nine Bar West, Resubdivision, the south line of a 60 ft. Private Roadway, the northeast corner of Lot 5, the northwest corner of Lot 6A for the northwest corner of the herein described tract;

THENCE South 88 degrees 11 minutes 26 seconds East, along a portion of the south line of the call 10.100 acre tract of land, along the south line of the 60 ft. Private Roadway, a distance of 290.92 feet to a 1/2 inch iron pipe found with a plastic cap stamped Kalkomey Surveying, the northwest corner of Lot 6B, the northeast corner of Lot 6A, for the northeast corner of the herein described tract;

THENCE South 28 degrees 00 minutes 49 seconds East, along the west line of Lot 6B, a distance of 713.17 feet to an angle point of Lot 6B, an angle point of Lot 6A, for an angle point of the herein described tract;

THENCE South 50 degrees 08 minutes 38 seconds East, continuing along the west line of Lot 6B, at 212.33 feet pass a 1/2 inch iron pipe found for reference, continuing a total distance of 1266.48 feet to the POINT OF BEGINNING, containing within these metes and bounds a 26.266 acre tract of land, more or less, Lot 6A,

EXHIBIT A TRACT II

TRACT II:

Lot Five, (5), NINE BAR WEST SUBDIVISION, Waller County, Texas, according to the map or plat recorded in Volume 591, Page 18, Official Records of Waller County, Texas, and being more particularly described by metes and bounds by request as follows:

BEING a 33.608 acre tract of land, situated in the Peter Harper Survey, A-137, Waller County, Texas, and being the same call 33.608 acre tract of land, designated as Lot 5, Nine Bar West, a subdivision recorded in Volume 519, Page 18, Official Public Records described by metes and bounds as follows:

BEGINNING a 1/2 inch iron pipe found in lower north line of Lot 8, Nine Bar West, the southwest corner of Lot 6A, a Resubdivision of Lot 1, 3 and 6, Nine Bar West, recorded in Volume 603, Page 730, the southeast corner of Lot 5, for the POINT OF BEGINNING and southeast corner of the herein described tract;

THENCE South 89 degrees 36 minutes 14 seconds West (bearing basis), along a portion of the lower north line of Lot 8, a distance of 1253.53 feet to a 1/2 inch iron pipe found for and interior corner of Lot 8, the east line of a 70 ft. Private Roadway, the southwest corner of Lot 5, for the southwest corner of the herein described tract;

THENCE North 26 degrees 07 minutes 52 seconds East, along the upper east line Lot 8 along the east line of a 70 ft. Private Roadway, a distance of 659.14 feet to a 1/2 inch iron pipe found for an angle point of Lot 8, an angle point of Lot 5, for an angle point of the herein described tract;

THENCE North 00 degrees 20 minutes 35 seconds East, continuing along the upper east line of Lot 8, continuing along the east line of the 70 ft. Private Roadway, a distance of 906.04 feet to a 1 inch iron pipe found in the south line of a call 10.022 acre tract of land described by deed dated July 25, 2006, to Colt D. Haack, a married person, recorded in Volume 977, Page 248, Official Public Records Waller County, Texas, said 10.022 acres being part of Lot 3B, Nine Bar West, a Resubdivision, recorded in Volume 603, Page 730, Official Public Records Waller County, Texas, the intersection of the east line of the 70 foot Private Roadway with the south line of a 60 foot Private Roadway, the upper northeast corner of Lot 8, the northwest corner of Lot 5, for the northwest corner of the herein described tract;

THENCE South 88 degrees 11 minutes 26 seconds East, along a portion of the south line of the call 10.022 acre tract of land, along a portion of the south line of a call 10.100 acre tract of land, described by deed dated January 14, 2011, to Gary Margolis and Shannon Margolis, husband and wife, recorded in Volume 1241, Page 415, Official Public Records Waller County, Texas, said 10.100 acre tract being part of Lot 3B, Nine Bar West, Resubdivision, a distance of 900.26 feet to a 1/2-inch iron pipe found with a plastic cap stamped Kalmorney Surveying, the northwest corner of Lot 6A, the northeast corner of Lot 5, for the northeast corner of the herein described tract;

THENCE South 02 degrees 16 minutes 20 seconds East, along the west line of Lot 6A, a distance of 1461.84 feet to the POINT OF BEGINNING, containing with these metes and bounds a 33.608 acre tract of land, Lot 5, as surveyed by Robert McCay, Registered Professional Land Surveyor No. 4509, May 16, 2013.

FILED AND RECORDED

Instrument Number: 19-022

Filing and Recording Date: 03/11/2019 11:44:08 AM Pages: 5 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.

Jenifer Deutrich, Deputy

Returned To: