

19-044

05/09/2019 03:51:30 PM Total Pages: 5 Fee: 5.00
Debbie Hollan, County Clerk - Waller County, TX



1903804

05/09/2019 03:51:30 PM Total Pages: 4 Fee: 24.00
Debbie Hollan, County Clerk - Waller County, TX



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/9/2012

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR WESTSTAR MORTGAGE CORPORATION, ITS
SUCCESSORS AND ASSIGNS

Recorded in:
Volume: 1295
Page: 135
Instrument No: 1201530

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
JAMES EDWARD LAMASTUS AND WIFE
CHRISTINA DROUGHT LAMASTUS
Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Property County:
WALLER

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LOT TEN (10), IN BLOCK FOUR (4) OF WILLOW CREEK FARMS, SEC. 2, A
SUBDIVISION IN WALLER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 1242, PAGE 701 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY,
TEXAS.

Date of Sale: 7/2/2019

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: Waller County Courthouse, 836 Austin Street, Hempstead, TX 77445 OR IN
THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002
OF THE TEXAS PROPERTY CODE.

MH File Number: TX-19-71785-POS
Loan Type: FHA

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.



Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Kristie Alvarez, Megan Randle, Ebbie Murphy, Megan Randle or Ebbie Murphy
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

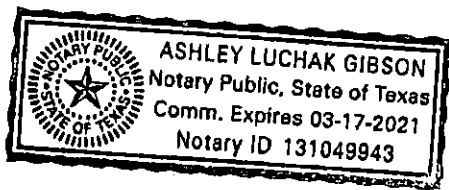
MH File Number: TX-19-71785-POS
Loan Type: FHA

STATE OF TEXAS §
COUNTY OF Wharton §

Before me, the undersigned Notary Public, on this day personally appeared Megan L. Randle as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9th day of May, 2019.

Ashley Luchak
Notary Public
Signature Gibson



FILED AND RECORDED

Instrument Number: 1903804

Filing and Recording Date: 05/09/2019 03:51:30 PM Pages: 4 Recording Fee: \$24.00

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:
MEGAN RANDLE
511 FAHRENTHOLD ST
EL CAMPO, TX 77437

FILED AND RECORDED

Instrument Number: 19-044

Filing and Recording Date: 05/09/2019 03:51:30 PM 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:
MEGAN RANDLE
511 FAHRENTHOLD ST
EL CAMPO, TX 77437