

**NOTICE OF SUBSTITUTE TRUSTEE SALE****Deed of Trust Date:**  
3/31/2011**Grantor(s)/Mortgagor(s):**  
CARLOS TROCHEZ AND WIFE, BRITTANY R.  
TROCHEZ**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE  
FOR AMERICAN FINANCIAL RESOURCES, INC.,  
ITS SUCCESSORS AND ASSIGNS**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, N.A.**Recorded in:**  
**Volume:** 1251  
**Page:** 541  
**Instrument No:** 1101868**Property County:**  
WALLER**Mortgage Servicer:**  
Wells Fargo Bank, N.A. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with  
the Current Beneficiary/Mortgagee.**Mortgage Servicer's Address:**  
1 Home Campus, MAC 2301-04C,  
West Des Moines, IA 50328**Legal Description:** LOT SIXTY-TWO (62), IN BLOCK TWO (2), OF COUNTRY LANE ESTATES,  
SECTION SIX (6), A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT  
THEREOF RECORDED IN VOLUME 964, PAGE 499 OF THE OFFICIAL PUBLIC RECORDS OF WALLER  
COUNTY, TEXAS.**Date of Sale:** 9/3/2019**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.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(f):**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 militaryAmy 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

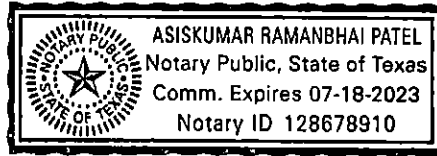
service to the sender of this notice immediately.

STATE OF TEXAS  
COUNTY OF FORT BEND §

Before me, the undersigned Notary Public, on this day personally appeared Megan 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 27<sup>th</sup> day of JUNE, 2019.

[Signature]  
Notary Public  
Signature



## FILED AND RECORDED

**Instrument Number: 19-058**

Filing and Recording Date: 06/27/2019 04:12:52 PM Pages: 3 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 Jackson, Deputy

Returned To: