



27722 MORTON ROAD  
KATY, TX 77493

0000008553471

### NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

**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.**

**1. Date, Time, and Place of Sale.**

Date: October 01, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE FOYER AT THE SOUTH ENTRANCE OF THE WALLER COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 07, 2006 and recorded in Document VOLUME 0941, PAGE 719 real property records of WALLER County, Texas, with JANET CHRISTIAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JANET CHRISTIAN, securing the payment of the indebtednesses in the original principal amount of \$120,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC3 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

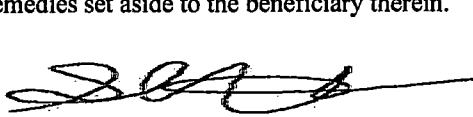
**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPELL, TX 75019



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MEGAN L. RANDLE OR EBBIE MURPHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

 Megan L. Randle

Shawnika Harris

Certificate of Posting

My name is Megan L. Randle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9-10-19 I filed at the office of the WALLER County Clerk and caused to be posted at the WALLER County courthouse this notice of sale.

Declarants Name: Megan L. Randle  
Date: 9-10-19

**EXHIBIT "A"**

BEING A TRACT OF LAND, A PART OF A CERTAIN 31-1/9 ACRES TRACT OF LAND OUT OF THE SOUTHWEST 1/4 OF SECTION 127, BLOCK 1, H.&T.C.R.R. CO. SURVEY, ABSTRACT 205 IN WALLER COUNTY, TEXAS, BEING THE SAME LAND AWARDED BY MYRA WEINMANN SUMNER IN A PARTITION DEED OCTOBER 29, 1943 BY AND BETWEEN WILHELM F. WEINMANN ET AL AS RECORDED IN VOL. 95, PG. 612 OF THE DEED RECORDS OF WALLER COUNTY (D.R.W.C.), TEXAS, AND BEING THE SAME TRACT AS RECORDED IN VOL. 330, PG. 523 D.R.W.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BASIS OF BEARINGS: VOL 330, PG. 523 D.R.W.C.)

BEGINNING AT THE POINT IN THE SOUTH LINE OF SAID 31-1/9 ACRES TRACT, BEING ALSO IN THE SOUTH LINE OF SAID SECTION 127, SAID POINT BEING 341 FEET EAST OF THE SOUTHWEST CORNER OF SAID 31-1/9 ACRES TRACT AND BEING THE SOUTHEAST CORNER OF A CERTAIN TRACT CONVEYED TO BILL F. ROBERTS BY MYRA W. SUMNAR;

THENCE, NORTH, ALONG THE EAST LINE OF A CALLED 0.90 ACRE TRACT RECORDED IN THE NAMES OF JUDITH MCELROY AND WILLIAM H MCELROY EST., PASSING AT A DISTANCE OF 30.0 FEET TO A POINT IN THE NORTHERN LINE OF MORTON ROAD FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH 13 DEG 42' 41" EAST, A DISTANCE OF 1.74 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 230.00 FEET TO A POINT FOR NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH 16 DEG 17' 02" WEST, A DISTANCE OF 0.77 FEET, SAME BEING THE NORTHEAST CORNER OF SAID ROBERT TRACT;

THENCE, EAST, PARALLEL TO THE SOUTH LINE OF SAID 31-1/9 ACRES TRACT, WITH THE SOUTH LINE OF A CALLED 28.45 TRACT AS RECORDED IN VOL. 558, PG. 925 D.R.W.C., A DISTANCE OF 172.40 FEET TO A POINT IN THE EAST LINE OF SAID 31-1/9 ACRES TRACT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH 28 DEG 22' 02" EAST, A DISTANCE OF 0.59 FEET;

THENCE, SOUTH, ALONG THE EAST LINE OF SAID 31-1/9 ACRES TRACT, BEING THE WEST LINE OF A CALLED 31.111 ACRE TRACT AS RECORDED IN THE NAME OF PATSY L. SWOGETINSKY, PASSING AT A DISTANCE OF 200.00 FEET A 5/8 INCH IRON ROD FOUND IN THE NORTHERN LINE OF MORTON ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 230.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND IN THE SOUTH LINE OF SAID SECTION 127;

THENCE, WEST, ALONG SAID SOUTH LINE OF SAID SECTION 127, A DISTANCE OF 172.40 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.9103 ACRES OF LAND.

# FILED AND RECORDED

**Instrument Number: 19-077**

Filing and Recording Date: 09/10/2019 01:37:09 PM Pages: 4 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,



A handwritten signature in black ink that reads "Debbie Hollan".

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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: