

## NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

### Deed of Trust

**Date** August 26, 2016  
**Grantor(s):** Delton Lamonte Horace and Minnie Biranna Horace  
**Original Payee:** Mostaghimi Equity Group & Affiliates (Mega), LLC  
**Deed of Trust:** Executed August 26, 2016, recorded in the public records of Waller County, Texas, in or under File No. 1606035 and Harris County Texas, in or under File No RP-2016-386265

**Current Mortgagee:** ParkPlace Boardwalk, LLC, a Delaware Limited Liability Company

**Property County:** Waller County and Harris County

**Legal Description:** All that certain tract or parcel containing 80.103 acres of land out of a 320 acre tract of land situated in the J. ROARK SURVEY, A-401 in Waller County, Texas and A-681 in Harris County, Texas, said 320 acre tract being that same tract of land as described in a deed filed for record in Volume 31, Page 233 of the Waller County Deed Records and in Volume 1251, Page 657 of the Harris County Deed Records, said 80.103 acre tract of land being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof (more particularly described in the Loan Documents).

**Date of Sale:** July 07, 2020

**Earliest Time Sale will Begin:** 10:00 AM

**Place of Sale of Property:** Designated area set by the Commissioner's Court of Waller County, Texas, being the Waller County Courthouse

The Trustee or Substitute Trustee will sell the property by the 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.

### ACTIVE MILITARY SERVICE NOTICE

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.**

The Mortgagee, whose address is:

ParkPlace Boardwalk, LLC, a Delaware Limited Liability Company  
6101 Southwest Fwy., Suite 400  
Houston, TX 77057

Dated this 16th day of June, 2020



Megan Randle, ~~or Pete Florez~~, Ebbie  
Murphy, or Florence Rosas or Tarik David or  
Enrique Loera or Jose Martinez or Julie Cisneros,  
or David Cerda

6101 Southwest Fwy, Suite 400, Houston,  
TX 77057

20-047  
06/16/2020 03:39:45 PM Total Pages: 3 Fee: 5.00  
Debbie Hollan, County Clerk - Waller County, TX

## EXHIBIT "A" LEGAL DESCRIPTION

All that certain tract or parcel containing 80.103 acres of land out of a 320 acre tract of land situated in the J. Roark Survey, A-401 in Waller County, Texas, and A-681 in Harris County, Texas, said 320 acre tract being that same tract of land as described in a deed filed for record in Volume 31, Page 233 of the Waller County Deed Records and in Volume 1251, Page 657 of the Harris County Deed Records, said 80.103 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 2' Iron pipe (found) in the West line of that certain call 646.727 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. S-536017 marking the Southwest corner of the A. Sherrill Survey, A-752 in Harris, County, Texas, the Northwest corner of the J. Randall Survey, A-672 in Harris County, Texas, the Northeast corner of the W. W. Swain Survey, A-256 in Waller County, Texas, and A-738 in Harris County, Texas, the Southeast corner of said J. Roark Survey, the Southeast corner of a 60.00 foot roadway easement as described in an -instrument filed for record under Harris County Clerk's File No.'s D-748560 and D-748561, the Southeast corner of said 320 acre tract of land, and the Southeast corner of the herein described 80.103 acre tract of land;

THENCE N 89 degrees 25' 22" W, a distance of 2,713.90 feet along the common line of said J. Roark and said W. W. Swain Surveys and said 320 acre tract of land to a 1" iron pipe (found) in the East right-of-way line of Mathis Road, (70.00 feet in width), marking the Southwest corner of said 320 acre tract of land and the Southwest corner of the herein described 80.103 acre tract of land;

THENCE N 07 degrees 38' 09" E, a distance of 1,342.68 feet along the East right-of-way line of said Mathis Road to a 5/8" iron rod with cap (found stamped E.I.C.) in the West line of said 320 acre tract of land marking the Southwest corner of that certain 20.000 acre tract of land as described in a deed filed for record under Harris County Clerk's File No. G-568651 and the Northwest corner of the herein described 80.103 acre tract of land; from which point a 5/8" iron rod with cap (found stamped E.I.C.) for reference in the West line of said 320 acre tract of land marking the Northwest corner of said 20.000 acre tract of land and the Southwest corner of that certain 60' acre tract out of said 320 acre tract of land as described in a deed filed for record in Volume 31, Page 233 of the Waller County Deed Records bears N 07 degrees 38' 09" E) 349.67 feet;

THENCE S 89 degrees 18' 09" E a distance of 2,533.37 feet along the common line of said 20.000 and said 80.103 acre tracts of land to a 5/8" iron rod with cap (found stamped E.I.C.) in the East right-of-way line of said 60.00 foot roadway easement, the East line of said 320 acre tract of land, the East line of said J. Roark Survey, and the West line of said A. Sherrill Survey marking the Southeast corner of said 20.000 acre tract of land and the Northeast corner of the herein described 80.103 acre tract of land; ;

THENCE S 00 degrees 05' 50" E, a distance of 1,327.27 feet along the common line of said J Roark and said A. Sherrill Surveys and said 320 acre tract of land to the POINT OF BEGINNING and containing 80.103 acres of land.

## FILED AND RECORDED

**Instrument Number: 20-047**

Filing and Recording Date: 06/16/2020 03:39:45 PM Pages: 3 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 cursive script that reads "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: