

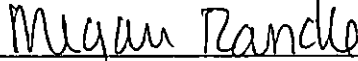
**NOTICE OF SUBSTITUTE TRUSTEE SALE****Deed of Trust Date:**
5/17/2013**Grantor(s)/Mortgagor(s):**
DAVID ALSTON, JOINED HEREIN PRO FORMA BY
HIS WIFE, VELMA ALSTON**Original Beneficiary/Mortgagee:**
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR AMERIPRO
FUNDING, INC. ITS SUCCESSORS AND ASSIGNS**Current Beneficiary/Mortgagee:**
Wells Fargo Bank, N.A.**Recorded in:**
Volume: 1359
Page: 571
Instrument No: 1303442**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 ONE HUNDRED FORTY-FIVE (145), OF PEREGRINE ESTATES, SECTION TWO (2), A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 337, PAGE 550 AND CORRECTED IN VOLUME 341, PAGE 468 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.**Date of Sale:** 5/3/2022**Earliest Time Sale Will Begin:** 1pm**Place of Sale of Property:** THE FOYER AT THE SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

MH File Number: TX-22-80644-POS
Loan Type: VA

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.



Megan Randle or Ebbie Murphy
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS. LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

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 military service to the sender of this notice immediately.

FILED AND RECORDED

Instrument Number: 22-009

Filing and Recording Date: 03/10/2022 11:27:50 AM 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 black ink that reads "Debbie Hollan". The signature is written in a cursive, flowing style.

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

Stephanie Tompkins, Deputy

Returned To