



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §

COUNTY OF WALLER §

WHEREAS, the undersigned Substitute Trustee has been appointed by A-STAR INVESTMENTS, INC., the beneficiary under that certain Deed of Trust dated June 16, 2008, executed by RESHAM INVESTMENTS, INC., and filed for record in the Official Real Property Records of Waller County, Texas, under Clerk's File No. 804371, on June 20, 2008; and

WHEREAS, the note owned and held by A-STAR INVESTMENTS, INC., has been accelerated and is due in full, and that said note is secured by the above-described Deed of Trust; and

WHEREAS, the undersigned Substitute Trustee has been appointed by A-STAR INVESTMENTS, INC., the beneficiary under that certain Deed of Trust dated June 16, 2008, executed by RESHAM INVESTMENTS, INC., and filed for record in the Official Real Property Records of Waller County, Texas, under Clerk's File No. 804371, on June 20, 2008; and

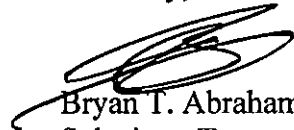
WHEREAS, the undersigned Substitute Trustee(s) and A-STAR INVESTMENTS, INC. both hereby acknowledge and encourage all applicable debtors to assert and protect their rights as a member of the armed forces of the United States. If a debtor or debtor's spouse is serving on active military duty, including 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;

NOW, THEREFORE, I will, as Substitute Trustee under the Deed of Trust in order to satisfy the indebtedness secured thereby, and at the request of the holder of the said indebtedness, default having been made in the payment thereof, sell on December 6, 2022 (that being the first Tuesday of said month), at public auction to the highest bidder for cash, AT THE FOYER AT THE SOUTH

ENTRANCE TO THE COURTHOUSE in Waller County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Waller County Commissioner's Court, at the area most recently designated by the Waller County Commissioner's Court, between the hours of 1:00 p.m. and 4:00 p.m., the following described properties and all improvement thereon, as more fully described in the attached "Exhibit A".

EXECUTED this 1st day of November, 2022.

Sincerely,



Bryan T. Abraham, Esq.
Substitute Trustee

TRUSTEE DESIGNATED ON DEED OF TRUST

David M. Tritter
5851 San Felipe, Suite 890
Houston, TX 77057

Tract I

Exhibit A

14.8679 ACRES (647,644 SQUARE FEET) OF LAND OUT OF AND A PART OF JOHN MCFARLAND SURVEY, ABSTRACT NO. 46, WALLER COUNTY, TEXAS AND DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF BRAZOS RIVER AT THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 17.566 ACRE TRACT RECORDED IN VOLUME 186, PAGE 517 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 50 MINUTES 43 SECONDS EAST, PASSING A FOUND 5/8 INCH IRON ROD AT 119.68 FEET ON THE EAST LINE OF SIDEL ROAD (70 FEET WIDE) BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 0.9933 ACRE TRACT RECORDED IN VOLUME T, PAGE 656 OF THE CIVIL MINUTES OF WALLER COUNTY, TEXAS AND CONTINUING ALONG THE NORTH LINE OF THAT CERTAIN CALLED 160.82 ACRE TRACT RECORDED IN VOLUME 523, PAGE 436 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS FOR A TOTAL DISTANCE OF 628.36 FEET TO A 1 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 06 DEGREES 32 MINUTES 45 SECONDS WEST, A DISTANCE OF 659.72 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER;

THENCE SOUTH 82 DEGREES 11 MINUTES 09 SECONDS EAST, A DISTANCE OF 1012.50 FEET TO A 1 1/4 INCH IRON ROD PIPE FOUND FOR THE NORTHEAST CORNER IN THE CENTER LINE OF MCNELLY SLOUGH;

THENCE SOUTH 15 DEGREES 04 MINUTES 39 SECONDS EAST, ALONG SAID CENTER LINE OF MCNELLY SLOUGH, A DISTANCE OF 230.73 FEET TO A 5/8 INCH IRON ROD SET FOR ANGLE POINT;

THENCE SOUTH 46 DEGREES 42 MINUTES 21 SECONDS EAST, CONTINUING ALONG SAID CENTER LINE OF MCNELLY SLOUGH, A DISTANCE OF 461.19 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER IN THE NORTH LINE OF SAID 160.82 ACRE TRACT;

THENCE ALONG SAID NORTH LINE OF 160.82 ACRE TRACT AND THE NORTH LINE OF THAT CERTAIN CALLED 4.904 ACRE TRACT RECORDED IN VOLUME 565, PAGE 581 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS WITH THE FOLLOWING FOUR COURSES AND DISTANCES;

SOUTH 88 DEGREES 53 MINUTES 12 SECONDS WEST, 80.26 FEET TO A FOUND 1 INCH IRON PIPE FOR AN ANGLE POINT;

SOUTH 89 DEGREES 32 MINUTES 17 SECONDS WEST, 211.13 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT;

NORTH 87 DEGREES 57 MINUTES 34 SECONDS WEST, 962.73 FEET TO A 1 INCH IRON PIPE FOUND FOR AN ANGLE POINT;

SOUTH 82 DEGREES 03 MINUTES 54 SECONDS WEST, 70.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.8679 ACRES (647,644 SQUARE FEET) OF LAND.

Tract II

Exhibit A

BEING A 17.2505 ACRE TRACT OF LAND AND BEING THE SAME CALLED 17.556 ACRE TRACT OF LAND RECORDED IN VOLUME 186, PAGE 517 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS AND BEING IN THE JOHN MCFARLAND SURVEY, ABSTRACT 46, WALLER COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST HIGH BANK OF THE BRAZOS RIVER IN THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10, SAID POINT BEARS SOUTH 74 DEGREES 21 MINUTES 05 SECONDS WEST 98.21 FEET FROM A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A CALLED 0.9933 ACRE SURFACE EASEMENT FOR ROADWAY PURPOSES AS RECORDED IN THE CIVIL MINUTES VOLUME T, PAGE 656 OF THE DISTRICT COURT OF WALLER COUNTY, TEXAS;

THENCE, NORTH 74 DEGREES 26 MINUTES 59 SECONDS EAST, AT 98.21 FEET PASS THE 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.9933 ACRE EASEMENT (NOW CALLED SIEDEL ROAD), IN ALL 1426.94 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 10 AS REFERENCED IN VOLUME 178, PAGE 475 OF SAID DEED RECORDS TO A CONCRETE MONUMENT FOUND FOR AN ANGLE POINT;

THENCE, NORTH 79 DEGREES 28 MINUTES 47 SECONDS EAST, 132.70 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO A 3/4 INCH IRON PIPE FOUND IN THE CENTER OF MCNELLY SLOUGH IN THE WEST LINE OF A 39.25 ACRE TRACT OF LAND RECORDED IN VOLUME 457, PAGE 139 OF SAID DEED RECORDS;

THENCE, SOUTH 32 DEGREES 44 MINUTES 39 SECONDS EAST, 261.80 FEET ALONG THE WEST LINE OF SAID 39.25 ACRE TRACT TO A 3/4 INCH IRON PIPE FOUND IN THE CENTER OF SAID MCNELLY SLOUGH AT AN ANGLE POINT;

THENCE, SOUTH 11 DEGREES 52 MINUTES 17 SECONDS EAST, 258.29 FEET ALONG THE WEST LINE OF SAID 39.25 ACRE TRACT TO A 1 1/4 INCH IRON PIPE FOUND IN THE CENTER OF SAID SLOUGH FOR THE SOUTHWEST CORNER OF SAID 39.25 ACRE TRACT, THE SAME BEING THE NORTHEAST CORNER OF A 14.86 ACRE TRACT OF LAND RECORDED IN VOLUME 79, PAGE 450 OF SAID DEED RECORDS;

THENCE, NORTH 82 DEGREES 11 MINUTES 09 SECONDS WEST, 1012.50 FEET ALONG THE NORTH LINE OF SAID 14.86 ACRE TRACT TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 14.86 ACRE TRACT;

THENCE, SOUTH 06 DEGREES 32 MINUTES 45 SECONDS EAST, 659.72 FEET ALONG THE WEST LINE OF SAID 14.86 ACRE TRACT TO A 1 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 14.86 ACRE TRACT IN THE NORTH LINE OF A 160.02 ACRE TRACT OF LAND RECORDED IN VOLUME 523, PAGE 436 OF SAID DEED RECORDS;

THENCE, SOUTH 88 DEGREES 50 MINUTES 43 SECONDS WEST, AT 508.55 FEET PASS A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 0.9933 ACRE EASEMENT (SIEDEL ROAD), IN ALL 628.36 FEET ALONG THE NORTH LINE OF SAID 160.02 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND ON THE EAST HIGH BANK OF SAID BRAZOS RIVER;

THENCE, NORTH 13 DEGREES 33 MINUTES 37 SECONDS WEST, 613.65 FEET WITH THE EAST HIGH BANK OF SAID BRAZOS RIVER TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 17.2505 ACRES OF LAND.

SUBJECT TO THE ABOVE 0.9933 ACRE SURFACE EASEMENT FOR ROADWAY PURPOSES (SIEDEL ROAD).

FILED AND RECORDED

Instrument Number: 22-049

Filing and Recording Date: 11/01/2022 11:57:35 AM Pages: 5 Recording Fee: \$6.00

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".

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: