



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
3/13/2015

**Grantor(s)/Mortgagor(s):**  
BRYAN MICHAEL MILLIGAN, A SINGLE MAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR PLAZA  
HOME MORTGAGE, INC., ITS SUCCESSORS AND  
ASSIGNS

**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 1501820

**Property County:**  
WALLER

**Mortgage Servicer:**  
LoanCare, LLC is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3637 Sentara Way,  
Virginia Beach, VA 23452

**Legal Description:** LEGAL DESCRIPTION HERETO AS EXHIBIT "A" AND MADE A PART HEREOF .

**Date of Sale:** 1/3/2023

**Earliest Time Sale Will Begin:** 1:00:00 PM

**Place of Sale of Property:** 836 Austin. St., Hempstead, Waller, TX, 77445 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

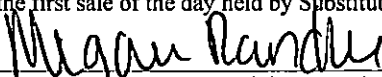
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

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.

**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.**



Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum,  
Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian,  
Matthew Hansen, Ramiro Cuevas, Jami Hutton, Alexis Banks,  
Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy  
Dennen, Megan Randle or Ebbie Murphy  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MC CARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-22-92606-POS  
**Loan Type:** Conventional Residential

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**BEING** a 10.000 acre tract of land situated in the Samuel McKirley Survey, A-218, Waller County, Texas, and being part of a call 24.94 acre tract of land described to Lori S. Blazer, an unmarried person, by deed dated February 26, 2003, recorded in Volume 768, Page 417, Deed Records of Waller County, Texas, said 24.94 acres being the same call 25 acre tract of land described to Robert Brian Cones and wife, Jenny M. Cones, by deed dated October 23, 1991, recorded in Volume 459, Page 301, Deed Records of Waller County, Texas, said 10.000 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod set with a plastic identification cap in the fence portion of a north south road, the apparent southwest corner of the Catherine Dugans Survey A-118, in the apparent east line of the B.B.B. & C. R.R. Co. Survey A-96, the apparent northwest corner of the Samuel McKirley Survey, A-218, from which a 24 inch diameter cedar tree bears North 18 degrees 30 minutes West, a distance of 42.8 feet;

**THENCE** North 89 degrees 00 minutes 00 seconds East, at 40.4 feet pass a fence corner post, containing along the south line of the Dugan's Survey, the south line of a call 35.9850 acre tract described by deed dated June 18, 1993, to Daniel Franklin, recorded in Volume 480, Page 349, Deed Records of Waller County, Texas, a total distance of 400.10 feet to a 5/8 inch iron rod set with a plastic identification cap for the northeast corner of the herein described tract;

**THENCE** South 00 degrees 03 minutes 05 seconds West, a distance of 1088.03 feet to a 5/8 inch iron rod set on the south fence line of the call 25 acre tract of land for the southeast corner of the herein described tract;

**THENCE** South 89 degrees 44 minutes 38 seconds West (call South 89 degrees West) generally along a fence line, a distance of 400.13 feet to a 5/8 inch iron rod set with a plastic identification cap in the east line of a call 46.715 acre tract of land designated as Tract 3 in a partition deed to Charles Hosmer dated March 12, 1975, recorded in Volume 256, Page 235 Deed Records of Waller County, Texas, in the east line of the B.B.B. & C.R.R. Co. Survey, A-96, for the southwest corner of the herein described tract;

**THENCE** North 00 degrees 03 minutes 05 seconds East (call North 1 degree East), along a portion of the east line of the call 46.715 acre tract at 371.99 feet pass a 1 inch iron pipe found at a fence corner post for the northeast corner of the call 46.715 acre tract of land, continuing a total distance of 1088.82 feet (call 1083.33 feet) to the POINT OF BEGINNING, containing within these metes and bounds a 10.000 acre tract of land as surveyed by Robert McCay, Registered Professional Land Surveyor No. 4508, March 8, 2007, together with a 15 ft. wide access easement off the north end of the herein described tract.

**FILED AND RECORDED**

**Instrument Number: 22-055**

Filing and Recording Date: 11/17/2022 04:24:07 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 black ink that reads "Debbie Hollan". The signature is written in a cursive 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.

Marlene Arranaga, Deputy

Returned To: