



22TX935-0034
520 WALNUT ST, WALLER, TX 77484

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated April 11, 2017 and recorded on April 19, 2017 as Instrument Number 1702908 in the real property records of WALLER County, Texas, which contains a power of sale.

Sale Information: February 07, 2023, at 1:00 PM, or not later than three hours thereafter, at the foyer inside of the south entrance to the Waller County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

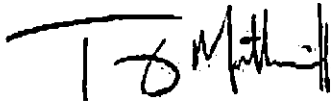
Obligation Secured: The Deed of Trust executed by DELORES BRUTON AND RAY V. BRUTON secures the repayment of a Note dated April 11, 2017 in the amount of \$107,775.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

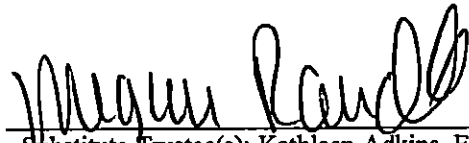


THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): Kathleen Adkins, Evan Press,
Cary Corenblum, Kristopher Holub, Joshua
Sanders, Amy Oian, Matthew Hansen, Ramiro
Cuevas, Jami Grady, Christian Brooks, Michael
Kolak, Crystal Koza, Aleena Litton, Aarti Patel,
Dana Dennen, Cindy Dennen, Megan Randle,
Ebbie Murphy, Megan L. Randle, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WALLER County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

FIELD NOTES FOR A 0.320 ACRE TRACT BEING OUT OF A CALLED 3.185 ACRE TRACT THAT IS DESCRIBED IN THE DEED RECORDED IN VOLUME 243, PAGE 207 DEED RECORDS WALLER COUNTY AND BEING LOCATED IN THE H.B. HEDGEPEETH SURVEY, ABSTRACT 139, CITY OF WALLER; WALLER COUNTY, TEXAS

BEGINNING AT A ONE INCH IRON PIPE FOUND AT THE INTERSECTION OF THE EAST LINE OF WALNUT STREET (60 FOOT WIDTH) WITH THE SOUTH LINE OF HOLLY STREET (60 FOOT WIDTH) FOR THE NORTHWEST CORNER OF BOTH THE ORIGINAL 3.185 ACRE TRACT AND THIS 0.320 ACRE TRACT;

THENCE; SOUTH 84 DEGREES 19' 42" EAST A DISTANCE OF 120.57 FEET ALONG THE SOUTH LINE OF HOLLY STREET AND THE NORTH LINE OF BOTH THIS 0.320 ACRE TRACT AND THE ORIGINAL 3.185 ACRE TRACT TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS 0.320 ACRE TRACT AND THE NORTHWEST CORNER OF THE ADJOINING 0.358 ACRE TRACT (VOLUME 282, PAGE 301 WALLER COUNTY DEED RECORDS);

THENCE: SOUTH 00 DEGREES 42' 09" EAST A DISTANCE OF 110.00 FOOT ALONG THE COMMON LINE BETWEEN THIS 0.320 ACRE TRACT AND THE ADJOINING 0.358 ACRE TRACT TO A 122-INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THIS 0.320 ACRE TRACT, THE SOUTHWEST CORNER OF THE 0.358 ACRE TRACT, THE NORTHWEST CORNER OF AN ADJOINING 0.349 ACRE TRACT (VOLUME 658, PAGE 167 WALLER COUNTY OFFICIAL PUBLIC RECORDS) AND THE NORTHEAST CORNER OF AN ADJOINING 0.522 ACRE TRACT (VOLUME 622, PAGE 73 WALLER COUNTY OFFICIAL PUBLIC RECORDS);

THENCE: SOUTH 89 DEGREES 43' 13" WEST A DISTANCE OF 120.00 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND THE 0.522 ACRE TRACT TO A 1/2-INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF THE 0.522 ACRE TRACT IN THE EAST LINE OF WALNUT STREET;

THENCE: NORTH 00 DEGREE 37' 19" WEST A DISTANCE OF 122.50 FEET WITH THE EAST LINE OF WALNUT STREET TO THE PLACE OF BEGINNING AND CONTAINING 0.320 ACRE OF LAND.

ALL BEARINGS RECITED HEREON ARE BASED ON THE EAST LINE OF THE 0.358 ACRE TRACT RUNNING 01 DEGREE 00' 00" EAST.

The Company is prohibited from insuring the area or quantity of the land described above. Any statement in the legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

FILED AND RECORDED

Instrument Number: 23-003

Filing and Recording Date: 01/05/2023 01:00:02 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,



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.

Marlene Arranaga, Deputy

Returned To: