

23-094

12/07/2023 02:15:16 PM Total Pages: 3 Fee: 5.00
Debbie Hollan, County Clerk - Waller County, TX**NOTICE OF SUBSTITUTE TRUSTEE SALE**

Deed of Trust Date: 2/28/2002	Grantor(s)/Mortgagor(s): PHYLLIS ANN BARBER, A SINGLE PERSON AND LUCILLE RAFFERTY, A SINGLE PERSON
Original Beneficiary/Mortgagee: COUNTRY LIVING MORTGAGE	Current Beneficiary/Mortgagee: Specialized Loan Servicing LLC
Recorded in: Volume: 0721 Page: 596 Instrument No: 021451	Property County: WALLER
Mortgage Servicer: Specialized Loan Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 6200 S. Quebec St., Greenwood Village, CO 80111
Date of Sale: 1/2/2024	Earliest Time Sale Will Begin: 1:00 pm
Place of Sale of Property: Waller County Courthouse, 836 Austin Street, Hempstead, TX 77445 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT. PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Olan, Matthew Hansen, Raulito Cuevas, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Megan Randle, Ebbie Murphy, Robert Randle, Robert Randle or Ebbie Murphy, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under their said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): 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.

Dated: 12/5/2023

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Specialized Loan Servicing, LLC

Dated: 12/7/23

Printed Name:

Megan C. Randle

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-23-96970-POS
Loan Type: Conventional Residential

A TRACT OR PARCEL OF LAND CONTAINING 1.960 ACRE BEING KNOWN AS TRACT 54 OF RIVERWOOD SUBDIVISION SECTION 2 BEING UNRECORDED SUBDIVISION OF SO CALLED 196.87 ACRE TRACT IN THE JARED GROCE LEAGUE, ABSTRACT 30 IN WALLER COUNTY, TEXAS BEING THAT TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 457, PAGE 80 OF THE WALLER COUNTY DEED RECORDS SAID 1.960 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a PK nail found in the centerline of Windmill Drive (70 foot wide public county road) across said Riverwood Subdivision and marking the Northeast corner of the herein described 1.960 acre tract 54 and marking the Southeast corner of the Jeff A. Compton, Trustee Tract called Tract 53 as described in instrument recorded in Volume 461, Page 497 of the Waller County Deed Records marking the Southwest corner of Hempstead-Riverwood Inc, Tract 55 as described in instrument recorded in Volume 335, Page 773 of the Waller County Deed Records and marking the Northwest corner of the Jeff A. Compton, Trustee Tract 56 described in instrument recorded in Volume 461 Page 497 of the Waller County Deed Records;

THENCE South 01 degrees 00 minutes 03 seconds East with the division line between Tracts 54 and 56 and the West boundary of said Jeff A. Compton, Trustee Tract passing a 1/2 inch iron rod for reference at 35.00 ft. in the South right-of-way line of said Windmill Drive in all a distance of 378.47 ft. to a 1/2 inch iron rod found at a fence corner marking the Southeast corner of this 1.960 acre tract 54 and the Southwest corner of Tract 56 and the Northwest corner of Tract 107 and the Northeast corner of Tract 105 as conveyed to Katherine E. Guthrie McCullers in instrument recorded in Volume 466, Page 931 of the Deed Records of Waller County;

THENCE South 88 degrees 59 minutes 30 seconds West with the North line of said Guthrie Tract a distance of 210.36 ft. to a 1/2 inch iron rod found at the Northeast corner of Tract 103 conveyed to Hilton R. Parks and the Southeast corner of Kenneth W. Hilton Tract 52;

THENCE North 01 degrees 00 minutes 03 seconds West with the East boundary of Tract 52 conveyed to Kenneth W. Hilton and with the West boundary of Tract 54 passing a 5/8 inch iron rod for reference in the South right-of-way line of Windmill Drive at 386.01 ft. in all a total distance of 421.01 ft. to a PK nail found at the Northwest corner of the herein described 1.960 acre tract 54 and the Northeast corner of said Hilton Tract 52 and the Southeast corner of Tract 51 and the Southwest corner of said Jeff A. Compton, Trustee Tract 53;

THENCE with the meanders of the centerline of Windmill Drive as follows:

North 86 degrees 09 minutes 24 seconds East-85.30 ft. to a PK nail at an angle point, South 63 degrees 03 minutes 25 seconds East-105.95 ft. to a PK nail at another angle point and North 89 degrees 44 minutes 11 seconds East continuing with said centerline a distance of 31.71 ft. to the PLACE OF BEGINNING and containing 1.960 acre of land and being known as No. 54 Windmill Drive (Rt. 3 Box 214 K) Hempstead, Texas 77445.

FILED AND RECORDED

Instrument Number: 23-094

Filing and Recording Date: 12/07/2023 02:15:16 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.

Jenifer Deutrich, Deputy

Returned To: