

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

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COUNTY OF WALLER

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DEED OF TRUST:

Date: September 7, 2022
 Grantor: Adebola Folorunso
 Original Beneficiary: Colina Mortgage Group, LLC
 Trustee: Ruth W. Garner
 Recording Info: Clerk's File No. 2212043 of the Real Property Records of Waller County, Texas

CURRENT BENEFICIARY: Network Funding, LP

SUBSTITUTE TRUSTEE: Bruce M. Badger and/or Travis C. Badger
 SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

PROPERTY DESCRIPTION: Lot Forty-Nine (49), Block Three (3), Sunterra Section 4, a subdivision in Waller County, Texas, according to the Map or Plat thereof recorded under County Clerk's File No. 2108108, of the Official Public Records of Waller County, Texas, reference to which is here made for all purposes.

DATE OF SALE: Tuesday, February 6, 2024
 TIME OF SALE: No earlier than 1:00 PM and to be concluded within three hours of such time.
 PLACE OF SALE: In the area designated by the Waller County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Waller County Courthouse, or, if there is no such entrance, then at the west wall of the Waller County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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.

DATED: January 12, 2024

Bruce M. Badger and/or Travis C. Badger
 Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
 3400 Ave. H, Second Floor
 Rosenberg, TX 77471

FILED AND RECORDED

Instrument Number: 24-004

Filing and Recording Date: 01/12/2024 02:46:26 PM Pages: 2 Recording Fee: \$3.00

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.

Jenifer Deutrich, Deputy

Returned To: