



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. Sender is: Eric Gould, 5773 Woodway #184, Houston, Texas 77057

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
COUNTY OF HARRIS

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WHEREAS, on December 1, 2014, by Instrument recorded in the Official Public Records of Real Property of Waller County, Texas under Clerk's File No. 1407799, JOE C. SIMPSON & RACHEL ANN SIMPSON executed a Homestead Lien Contract and Deed of Trust (hereinafter called "Security Instrument") to George Marshall, Trustee, covering the hereinafter described property, which Security Instrument was executed for the purpose of securing the payment of a certain indebtedness to Amegy Bank, N.A; and

WHEREAS, the District Court of Waller County, Texas issued a Final Home Equity Foreclosure Order (attached as Exhibit "A") on May 24, 2024 authorizing Zions Bancorporation, N.A. dba Amegy Bank to foreclose on the lien described in the Security Instrument; and

WHEREAS, Zions Bancorporation, N.A. dba Amegy Bank (hereinafter called "Beneficiary"), as current owner and holder of the indebtedness secured by the Security Instrument, did on the 11th day of June 2024, appoint ERIC GOULD AND DEREK LOETZERICH each as Substitute Trustees under the Security Instrument; and

WHEREAS, after default in the payment of the indebtedness described in the Security Instrument and pursuant to the specific provisions of the Security Instrument, Beneficiary has requested that the Security Instrument be enforced in accordance with the terms and provisions thereof;

NOW, THEREFORE, NOTICE IS GIVEN that I, the undersigned Substitute Trustee, will sell at public sale to the highest bidder or bidders for cash, at The Foyer at the South Entrance of the Waller County Courthouse or in an area designated by the County Commissioner's Office pursuant to Section 51.002 of the Texas Property Code, at 10 a.m. or not later than three (3) hours after that time on Tuesday, August 6, 2024, the property described by the Security Instrument and more particularly described as follows:

"Lots 19 and 20, of Clear Creek Forest, Section 8, a subdivision in Waller County, Texas, according to the map or plat thereof recorded in Volume 23, at Page 343 of the Deed Records of Waller County, Texas";(the "Property")

Physical address of 27455 Friar Tuck Drive, Hockley, Waller County, Texas 77447

The sale will be made subject to all matters which are prior to the Security Instrument, which affect title thereto, and which are a superior interest in and to the above described property. The sale shall not cover any property that has been released from the lien of the Security Instrument.

Prior to the foreclosure sale, Beneficiary may appoint another person as Substitute Trustee to conduct the sale. Since the terms of the sale will be for cash, on the day of sale, those desiring to purchase the property will need to demonstrate their ability to pay cash.

The Security Instrument permits Beneficiary to postpone, withdraw, or reschedule the sale for another day. In such case, I need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

WITNESS MY HAND this 17th day of June, 2024.

ERIC GOULD, DEREK LOETZERICH
Substitute Trustees
5773 Woodway #184
Houston, Texas 77057
(713) 213-3781; Fax (281) 596-4449
Email: egoac99@gmail.com

CAUSE NO. CV24-02-1035

**IN RE: ORDER FOR FORECLOSURE CONCERNING 24755 FRIAR TUCK DRIVE,
HOCKLEY, WALLER COUNTY, TEXAS 77447 UNDER TEX. R. CIV. P. 736**

**ZIONS BANCORPORATION, N.A.
DBA AMEGY BANK,
Petitioner**

IN THE COUNTY COURT

**JOE C. SIMPSON &
RACHEL ANN SIMPSON,
Respondents**

AT LAW NO. 2 OF

WALLER COUNTY, TEXAS

FINAL ORDER

1. On this day, the Court considered Petitioner's Application for Expedited Foreclosure of a Lien Securing a Home Equity Loan, Reverse Mortgage or Home Equity Line of Credit. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1. Respondents failed to plead any required affirmative defenses to the Application.

2. The name and last known address of each Respondent is: Joe C. Simpson and Rachel Ann Simpson whose last known address is 27455 Friar Tuck Drive, Hockley, Texas 77447.

The Respondents were properly served with the citation, but did not file a Response within the time required by law. The returns of service have been on file with the Court for at least 10 days.

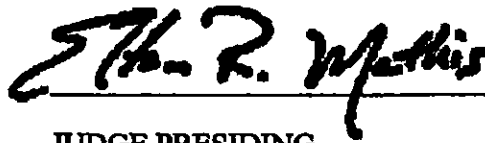
3. The property that is the subject of this foreclosure proceeding is commonly known as is 27455 Friar Tuck Drive, Hockley, Waller County, Texas 77447 with the following legal description:

"Lots 19 and 20, of Clear Creek Forest, Section 8, a subdivision in Waller County, Texas, according to the map or plat thereof recorded in Volume 23, at Page 343 of the Deed Records of Waller County, Texas";(the "Property")

"A"

4. The lien to be foreclosed is indexed or recorded at 1407799 in the real property records of Waller County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's Application and the supporting Affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondents subject to this Order are protected from foreclosure by the Servicemen's Civil Relief Act, 50 U.S.C. App. Section 501 et seq.
7. Therefore, the Court grants Petitioner's Application for a Final Default Order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the Homestead Lien Contract and Deed of Trust sought to be foreclosed.
8. This order is not subject to a motion for rehearing, new trial, bill of review, or appeal. Any challenge to this order must be made in a separate original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 24th day of May, 2024.

A handwritten signature in black ink, reading "Elton R. Mathis", written over a horizontal line.

JUDGE PRESIDING

Judge Elton R. Mathis
Waller County Court at Law Two

FILED AND RECORDED

Instrument Number: 24-058

Filing and Recording Date: 06/21/2024 10:48:49 AM Pages: 4 Recording Fee: \$4.00

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.

Stephanie Tompkins, Deputy

Returned To: