



1631 Briarbrook Dr , Brookshire, TX 77423

18-028597

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.Date: **02/05/2019**

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Waller County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted. .

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/25/2003 and recorded in the real property records of Waller County, TX and is recorded under Clerk's File/Instrument Number 035042 with KELVIN TURNER and GLADYS MESSER (grantor(s)) and AMERICAN HOMESTAR MORTGAGE mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KELVIN TURNER and GLADYS MESSER, securing the payment of the indebtedness in the original amount of \$90,542.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PNC Bank, National Association is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT EIGHT (8) IN BLOCK ONE (1) OF BRIARBROOK SECTION ONE, A SUBDIVISION LOCATED IN THE H.&T.C.R.R. COMPANY SURVEY, SECTION 45, ABSTRACT 197, CITY OF BROOKSHIRE, WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 361 AT PAGE 732 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.



6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PNC Bank, National Association, as Mortgage Servicer, is representing the current Mortgagee whose address is:

PNC Mortgage
3232 Newmark Drive
Miamisburg, OH 45342

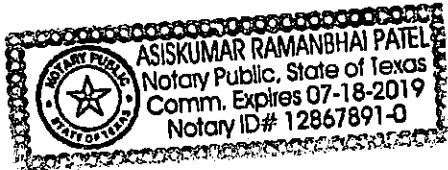
Megan L Randle
SUBSTITUTE TRUSTEE

Megan L. Randle, Ebbie Murphy whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Ian Moser, Reva Rouchon- Harris, Benjamin Griesinger, Stephanie Kohler, Catrena Ward, Kim Hinshaw whose address is 1 Mauchly, Irvine, CA 92618

STATE OF TEXAS
COUNTY OF FULTON

Before me, the undersigned authority, on this day personally appeared MELAN L RANDLE, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated. *ds*

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of DECEMBER, 2018.



Asiskumar
NOTARY PUBLIC in and for

FULTON COUNTY

My commission expires: JULY 18 2019

Print Name of Notary: ASISKUMAR RAMANBHAI PATEL

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Waller County Clerk and caused to be posted at the Waller County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED AND RECORDED

Instrument Number: 18-098

Filing and Recording Date: 12/14/2018 04:04:31 PM Pages: 2 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 cursive script that reads "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: