

NOTICE OF TRUSTEE'S SALE

Date: March 13, 2015

Trustee: Gary Novak
14807 Elmont Dr., Houston, TX 77095

Mortgagee: R. H. McGee
37932 Clubhouse Lane, Magnolia, TX 77355

Note: Promissory Note dated July 19, 2012, original principal amount of \$145,000, maturity date of July 19, 2014, from B & R and Son Trucking LLC, as Borrower, to R. H. McGee, as Lender

Deed of Trust

Date: July 19, 2012

Grantor: Burnis W. Sims and Rozzana P. Sims,
10838 Indian Vista Drive, Houston, TX 77064

Mortgagee: R. H. McGee
37932 Clubhouse Lane, Magnolia, TX 77355

Recording: County Clerk Number 1203957, Volume 1312, Page 553 of the Official Public Records of Waller County, Texas

Property (including any improvements): Lot One (1), WEST MAGNOLIA FOREST, Section Seven (7), a subdivision located in the Owen Wingfield Survey, Abstract 269, Waller County, Texas, according to the map or plat thereof recorded in Volume 208, Page 213 of the Deed Records of Waller County, Texas, being the same land described in that certain Warranty Deed with Vendor's Lien dated December 19, 1996, and recorded in Volume 552, Page 102 of the Deed Records of Waller County, Texas, from Darryl Couvillion and Barbara Couvillion to Burnis W. Sims, SAVE AND EXCEPT 1.1621 acres, more or less, described in that certain General Warranty Deed dated January 1, 2004 and recorded in Volume 837, Page 787 of the Deed Records of Waller County, Texas from Burnis W. Sims to Margaret Sandra Sims, including all personal property secured by the security agreement included in the Deed of Trust.

County: Waller County, Texas

Date of Sale: April 7, 2015 (first Tuesday of month)

Time of Sale: 10:00 am

Place of Sale: The foyer at the south entrance to the Waller County Courthouse in Hempstead, Texas or in the area designated by the Commissioners' Court, pursuant to TEXAS PROPERTY CODE § 51.002. 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 was posted.

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.

Gary Novak is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.



Gary Novak, Trustee

FILED AND RECORDED

Instrument Number: 15-026

Filing and Recording Date: 03/13/2015 12:16:37 PM Pages: 3 Recording Fee: \$6.00

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.

Kim Imhoff, Deputy

Returned To: