



STATE OF TEXAS §
 §
COUNTY OF WALLER §

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale, at auction, of the Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

DATE, TIME AND PLACE OF SALE: Tuesday, August 4, 2015 (which is the first Tuesday of that month) between the hours of 1:00 p.m. and 4:00 p.m. The earliest time at which the sale shall occur is 1:00 p.m. (Waller County, Texas time). The sale will be conducted at that time or not later than three (3) hours after that time. The sale will take place in the foyer at the south entrance of the Waller County Courthouse located at 836 Austin in Hempstead, Texas, as set forth in Commissioner's Order recorded Volume 413, Page 143 in the Official Public Records of Waller County, Texas, or at the place most recently designated by the Waller County Commissioner's Court.

INDEBTEDNESS PROMPTING SALE: The indebtedness prompting the sale is that certain Promissory Note dated December 21, 2005, executed Wanda J. Palmer-Strong, as borrower ("**Borrower**") in the principal amount of \$347,250.00 payable to order of Branch Banking and Trust Company, as successor in interest to Colonial Bank, N.A. ("**Lender**") (together with all extensions, modifications, renewals, and replacements thereof, the "**Note**").

DEED OF TRUST LIEN UNDER WHICH THE SALE IS BEING CONDUCTED: The sale is being conducted under and pursuant to that certain Deed of Trust dated December 21, 2005, executed by Borrower, as grantor ("**Grantor**"), to C. Malcolm Holland, Trustee ("**Original Trustee**"), recorded December 30, 2005, in Volume 932, Page 632 in the Official Public Records of Waller County, Texas (together with all extensions, modifications, renewals, and replacements thereof, the "**Deed of Trust**").

OWNER AND HOLDER OF INDEBTEDNESS AND SECURITY INSTRUMENT: Branch Banking and Trust Company, through its purchase of select assets from the FDIC as Receiver for Colonial Bank, N.A., is the current sole and legal holder of the Note, all beneficial interests under the Deed of Trust and the rights and remedies under all other written documents, instruments, or agreements executed, delivered, made or entered into in connection with the Note and Deed of Trust.

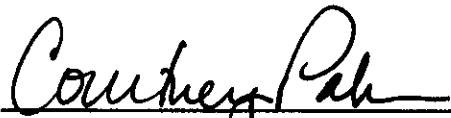
PROPERTY BEING SOLD: The real property being sold is the same described in the Deed of Trust as set forth on **Exhibit "A"** attached hereto and incorporated herein for all purposes.

SUBSTITUTE TRUSTEE CONDUCTING THE SALE: Lender has appointed **COURTNEY E. PALM** and **JAMES A. ELLIOTT** (having an office address at 1601 Elm Street, Suite 3700, Dallas, Texas 75201), individually and severally, and not jointly (collectively "**Substitute Trustees**" or severally, a "**Substitute Trustee**") each of whom may act alone, without the necessity of joinder of any other Substitute or Successor Trustee to act under and by virtue of the Deed of Trust in the place and stead of and to succeed to all the rights, titles, powers

and estates of the trustee, the Original Trustee or Successor Trustee named or appointed to act trustee under the Deed of Trust. Lender has requested that the Substitute Trustee under the Deed of Trust sell the Property for cash and that the proceeds of such sale be applied in accordance with the provisions of the Deed of Trust and under applicable law; provided, however, Lender reserves the right to direct the Substitute Trustee to postpone and resume the foreclosure sale, or cancel the foreclosure sale, in its sole and absolute discretion. Therefore, on the date and at the time and place set forth above the Substitute Trustee will sell the Property to the highest bidder for cash pursuant to the terms of the Deed of Trust and applicable law, subject to the right of Lender to enter a credit bid on the Property, and further subject to the right of Lender to direct Substitute Trustee to postpone and resume the foreclosure sale or to cancel the foreclosure sale in its sole and absolute discretion.

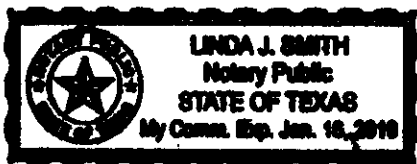
PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD AND CONVEYED BY THE SUBSTITUTE TRUSTEE "AS IS," AND THE PURCHASER AT THE FORECLOSURE SALE SHALL ACQUIRE THE FORECLOSED PROPERTY AT THE PURCHASER'S OWN RISK AND "AS IS" AND WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES, EXCEPT AS TO THE WARRANTY OF TITLE GIVEN TO THE PURCHASER BY AND ON BEHALF OF THE GRANTOR OF THE DEED OF TRUST, THEIR SUCCESSORS, ASSIGNS, HEIRS AND LEGAL REPRESENTATIVES BY VIRTUE OF AND PURSUANT TO THE AUTHORITY CONFERRED BY THE DEED OF TRUST, ANY SUCH OTHER WARRANTIES BEING EXPRESSLY DISCLAIMED; AND SUCH PURCHASER IS AND SHALL NOT BE A CONSUMER.

IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed on the 10th day of July, 2015.


COURTNEY E. PALM, Substitute Trustee
919 Milam Street, Suite 2200
Houston, Texas 77002

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 10th day of July, 2015, by COURTNEY E. PALM, Substitute Trustee.





Notary Public in and for the State of Texas

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

VOL 0932 PAGE 638

EXHIBIT "A"

Field Notes for a 50.229 acre tract of land out of a 202.854 (called 202.288 Acres, in Volume 0537, Page 720 of the Official Public Records) situated in the JUSTO LIENDO SURVEY, ABSTRACT 41, Waller County, Texas.

BEGINNING: At a 1/4 inch iron rod set in the centerline of Penick Road (75 foot width) for the Southeast corner of this tract and also being the southeast corner of the original called 202.288 acre tract;

THENCE: West at 37.50 feet pass a 1 inch iron pipe found in the West right-of-way line of said Penick Road for the Northeast corner of Pine Grove Subdivision (Volume 358, Page 693, Deed Records) and continuing for a total distance of 2538.23 feet to a 1/2 inch iron rod set for the Southwest corner of said 202.854 acre tract and the Southwest corner of this tract (said corner falls in the center of a fenced lane);

THENCE: North 0 deg. 00' 10" West a distance of 1845.67 feet along the center of the lane to a 1 inch iron pipe found for the Northeast corner of a called 170.065 acre tract (Volume 0519, page 544, Official Public Records) and the Northwest corner of this tract;

THENCE: East a distance of 1140.00 feet to a 1/2 inch iron rod set for the Northeast corner of this tract;

THENCE: South 0 deg. 00' 10" East a distance of 1785.67 feet to a 1/2 inch iron rod set for an interior corner of this tract;

THENCE: West at 1360.60 feet pass a 1/2 inch iron rod set in the West right-of-way line of said Penick Road and continuing for a total distance of 1398.10 feet to a 1/2 inch rod set in the centerline of said Penick Road for the lower Northeast corner of this tract;

THENCE: South 0 deg. 07' 35" East a distance of 60.00 to the ACTUAL PLACE OF BEGINNING and containing 50.229 acres of and with 0.052 acre located in the Penick Road right-of-way.

The bearing recited herein are based on the South line of this tract running East-West.

FILED AND RECORDED

Instrument Number: 15-054

Filing and Recording Date: 07/13/2015 10:41:45 AM Pages: 4 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,



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: