

**Notice of Substitute Trustee's Sale**Date: Oct 13<sup>th</sup>, 2015

Mortgagee: Douglas Franke and Ellen Mathias

Note: Note dated August 13, 2014, in the original principal amount of \$54,900.00

**Deed of Trust**

Date: August 13, 2014

Grantor: Danney E. Siems and Anna M. Siems

Mortgagee: Douglas Franke and Ellen Mathias

Recording information: Clerk's File No. 1408043, Volume 1448, Page 150, of the Official Public Records of Real Property of Waller County, Texas

Property: Lot 21, Block 4, REMINGTON FOREST, SECTION ONE (1), according to map or plat thereof recorded in Volume 681, Page 814, of the Map/Plat Records of Waller County, Texas, including the mobile home Label # PFS0555384 and PFS0555385, and all personal property secured by the security agreement included in the Deed of Trust.

Substitute Trustee's Name: Brent A. Lane, Megan L. Randle, Debby Jurasek, or Chris Garvin

Substitute Trustee's Address: 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)

County: Waller

Date of Sale (first Tuesday of month): November 3, 2015

Time of Sale: 1:00 PM - 4:00 PM

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Brent A. Lane, Megan L. Randle, Debby Jurasek, or Chris Garvin, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute 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 earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

**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.**

By: Megan L. Randle

Brent A. Lane, Megan L. Randle, Debby Jurasek, or Chris Garvin, any to act

Law Office of Beard & Lane, P.C.  
12841 Jones Road, Suite 100  
Houston, Texas 77070  
Telephone: (281) 897-8848

## FILED AND RECORDED

**Instrument Number: 15-077**

**Filing and Recording Date: 10/13/2015 11:29:38 AM 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,**



*Debbie Hollan*

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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: