



31438 PINYON ROAD
WALLER, TX 77484

0000005492657

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: March 01, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE FOYER AT THE SOUTH ENTRANCE OF THE WALLER COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale. Cash.**

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 26, 2011 and recorded in Document VOLUME 1275, PAGE 187 real property records of WALLER County, Texas, with ROBERT E POLK, grantor(s) and METLIFE HOME LOANS, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERT E POLK, securing the payment of the indebtednesses in the original principal amount of \$157,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

DEBBY JURASEK, MEGAN L. BENDER OR AMY JURASEK
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



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Date of Sale: 03/01/2016

Certificate of Posting

My name is Megan L. Bender, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas. I declare under penalty of perjury that on 02/08/16 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: Megan L. Bender
Date: 02/08/16



LOT THIRTY-SEVEN (37), WEST MAGNOLIA FOREST, SECTION ELEVEN (11), A SUBDIVISION LOCATED IN THE WESLEY BERRYMAN SURVEY, ABSTRACT 104, WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 218, PAGE 423, DEED RECORDS OF WALLER COUNTY, TEXAS.

BEING THE SAME PROPERTY DESCRIBED IN DEED DATED MARCH 5, 2010, EXECUTED BY L. J. MOREHEAD AND DORIS J. MOREHEAD, HUSBAND AND WIFE TO ROBERT E. POLK, RECORDED IN VOLUME 1207, PAGE 786, OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

FILED AND RECORDED

Instrument Number: 16-010

Filing and Recording Date: 02/08/2016 02:12:30 PM 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.

Kim Imhoff, Deputy

Returned To: