

**NOTICE OF FORECLOSURE SALE**

April 6, 2016

Deed of Trust with Power of Sale ("Deed of Trust"):

Dated: October 18th, 2005

Grantor: Joseph Kelley and Jennifer Kelley

Trustee: Richard L. Senasac

Lender: Kaylene Clark

Recorded in: Volume 0921, Page 445 of the real property records of Waller County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$119,852.14, executed by Joseph Kelley and Jennifer Kelley ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: ~~Tuesday, May 3, 2016~~

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M..

Place: 836 Austin Street
Hempstead, Texas 77445
On the courthouse steps

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Kaylene Clark's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Kaylene Clark, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Kaylene Clark's election to proceed against and sell both the real property and

any personal property described in the Deed of Trust in accordance with Kaylene Clark's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Kaylene Clark passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Kaylene Clark. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



Richard L. Senasac
918 Austin Street
Hempstead, Texas 77445
Telephone: (979) 826-8484
Facsimile: (979) 826-8488

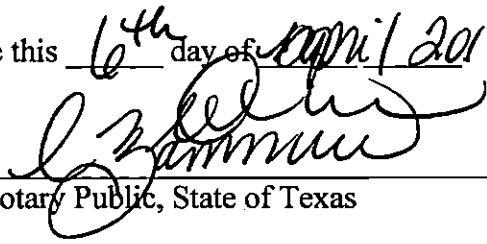
STATE OF TEXAS)

COUNTY OF WALLER)

Before me, the undersigned notary public, on this day personally appeared Richard Senasac, who is the Trustee herein, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 6th day of April 2016





Notary Public, State of Texas

01/17/2015 4:00 PM FAX
07/21/2015 7:41 AM FAX
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Appointment of Substitute Trustee

Date: July 7, 2015

Borrower: Joseph Kelley and Jennifer Kelley

Borrower's Address:

Joseph Kelley and Jennifer Kelley
17933 FM Road 362
Waller, Texas 77484

Mortgagee: Kaylene Clark

Mortgagee's Address:

Kaylene Clark
7866 Glisson Rd
Andalusia, AL 36421

Substitute Trustee: Richard L. Senasac

Substitute Trustee's Address:

918 Austin Street
Hempstead, Texas 77445

Deed of Trust

Date: July 1, 2015

Grantor: Joseph Kelley and Jennifer Kelley

Mortgagee: Kaylene Clark


Recording information: Unknown

Property:

The real property described by deed recorded in Volume 371 at page 781 of the deed records of Waller County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

The Deed of Trust and section 51.0075 of the Texas Property Code allow Mortgagee to remove the trustee and appoint a substitute trustee. Mortgagee removes the present trustee and appoints Substitute Trustee as the trustee under the Deed of Trust.

Mortgagee directs Substitute Trustee to foreclose the lien of the Deed of Trust in accordance with its terms and the laws of the state of Texas.



Kaylene Clark

PREPARED IN THE OFFICE OF:

LOONEY & CONRAD PC
11767 Katy Freeway
Ste. 740
HOUSTON, TX 77079
Tel: (281) 597-8818
Fax: (281) 597-8284

AFTER RECORDING RETURN TO:

LOONEY & CONRAD PC
11767 Katy Freeway
Ste. 740
HOUSTON, TX 77079
Tel: (281) 597-8818
Fax: (281) 597-8284

FILED AND RECORDED

Instrument Number: 16-025

Filing and Recording Date: 04/06/2016 04:17:14 PM Pages: 6 Recording Fee: \$4.00

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.

Daisy Metcalf, Deputy

Returned To: