

16-054
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Debbie Hollan, County Clerk - Waller County, TX

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/01/1999
Grantor(s): JOHN E. ANDERSON JOINED HEREIN PRO FORMA BY SPOUSE KATHY F. ANDERSON
Original Mortgagee: CRESTAR MORTGAGE CORPORATION
Original Principal: \$131,400.00
Recording Information: Book 0623 Page 527 Instrument 994144
Property County: Waller
Property:

TOGETHER WITH THAT ONE CERTAIN MANUFACTURED HOME DESCRIBED AS FOLLOWS:
MANUFACTURER: BELMONT HOMES, INC.
SERIAL NUMBER: MSB993270SM41569
MODEL DESIGNATION: GLENWOOD GLENWOOD GW 389
SIZE: 32 X 66
YEAR: 1999

BEING A 10.017 ACRE TRACT OF LAND COMPRISED OF LOTS 9 AND 8 OF PENICK FARMS SOUTH SECTION, AN UNRECORDED SUBDIVISION OUT OF THE S.P.R.R. CO. SURVEY, ABSTRACT 261 SECTION 1, PETER B. NORTON SURVEY A-231, AND THE M. ULLMAN SURVEY, A-392, IN WALLER COUNTY, TEXAS, AND BEING OUT OF AN ORIGINAL CALLED 200.00 ACRES DESCRIBED IN DEED DATED MARCH 1, 1999 FROM MARY ELLEN SPAFFORD KRUGER ET AL, TO MILLENIUM INTERESTS, LTD., RECORDED IN VOLUME 612 AT PAGE 53 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS AND BEING OUT OF A CALLED 691.049 ACRE TRACT RECORDED IN VOLUME 521, PAGE 175 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PENICK FARMS SOUTH SECTION, SAME BEING THE SOUTHEAST CORNER OF LOT 1, PENICK FARMS SOUTH SECTION SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 200.00 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 612, PAGE 53 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, SAME BEING IN THE NORTH RIGHT-OF-WAY LINE OF POHL ROAD, A PUBLIC ROAD;
THENCE SOUTH 89 DEGREES 52 MINUTES 03 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID POHL ROAD AND THE SOUTH LINE OF LOTS 1,2,3,4,5,6 AND 7, A DISTANCE OF 1,046.92 FEET TO A 5/8 INCH IRON ROD SET FOR THE COMMON SOUTH CORNER OF LOTS 7 AND 8 FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;
THENCE SOUTH 89 DEGREES 52 MINUTES 03 SECONDS WEST, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID POHL ROAD AND THE SOUTH LINE OF LOTS 8 AND 9, A DISTANCE OF 299.12 FEET TO A 5/8 INCH IRON ROD SET FOR THE COMMON SOUTH CORNER OF LOTS 9 AND 10 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE NORTH 11 DEGREES 51 MINUTES 12 SECONDS WEST, ALONG THE COMMON LINES OF LOTS 9 AND 10, A DISTANCE OF 1,337.89 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE NORTH 89 DEGREES 52 MINUTES 03 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOTS 8 AND 9, A DISTANCE OF 367.05 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE SOUTH 08 DEGREES 58 MINUTES 40 SECONDS EAST, ALONG THE COMMON LINE OF LOTS 7 AND 8, A DISTANCE OF 1,325.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.017 ACRES (436,338 SQUARE FEET) OF LAND.

Reported Address: 31330 POHL ROAD, WALLER, TX 77484

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, N.A.
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of September, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE FOYER AT THE SOUTH ENTRANCE TO THE COURTHOUSE in Waller County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Waller County Commissioner's Court.

Substitute Trustee(s): Megan L. Randle-Bender, Evan Press, Amy Bowman, Reid Ruple, Matthew Wolfson, David Russell, Dann Porter, Chris Demarest, Kelley Burns, Tanya Graham, Daniel Willsie, Leb Kemp, Traci Yeaman, Wes Wheat, Dana Denen, Cindy Denen, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam