

**NOTICE OF TRUSTEE'S SALE**

**Date:** September 13, 2016  
**Trustee:** Matthew K. Vahalik  
**Mortgagee:** Lakeside Owners Association, Inc., a Texas non-profit corporation

**Restrictive Covenants:**

Restrictive Covenants imposing obligations for annual assessments, special assessments and maintenance expenses incurred for the below-described Property recorded in Volume 359, Page 832, Deed Records of Waller County, Texas. The same authorizing sale by trustee in the same manner as a deed of trust.

**Owner:** Mahesh Patel and Irma Edna Alegria

**Property:** LOT 30, BLOCK 3, Lakeside Subdivision Section 1, an addition in Waller County, Texas according to a map or plat filed thereof recorded in Volume 370, Page 474, Official Public Records of Waller County, Texas, the property is commonly known as 1611 Quail Run, Brookshire, Texas and is also described in the instrument Defendant holds title by virtue of, which may be found for record in Volume 818, Page 240, Official Public Records of Waller County, Texas

**County:** Waller County, Texas

**Trustee's/Substitute Trustee's Name and Address:**

Matthew K. Vahalik  
914 Otto Street (P.O. Box 730)  
Brookshire, Texas 77423

**Sender's Name and Address:**

Matthew K. Vahalik  
914 Otto Street (P.O. Box 730)  
Brookshire, Texas 77423

**Date of Sale (first Tuesday of month):** Tuesday, October 4, 2016

**Time of Sale:** 10:00 A.M. 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.

Mortgagee has appointed Matthew K. Vahalik as Trustee to act in its stead under the Restrictive Covenants. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the obligations owed by the owner of the property.

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." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

No warranties, express or implied, will be made or given as part of the sale noticed hereby.

**"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."**

Matthew K. Vahalik

## FILED AND RECORDED

**Instrument Number: 16-059**

Filing and Recording Date: 09/13/2016 11:10:12 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.

Stephanie Tompkins, Deputy

Returned To: