

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

December 9, 2016

NOTE:

Date: July 1, 2011
Maker: Craig Charleston
Payee: Prosperity Bank
Original principal amount: \$318,750.00

DEED OF TRUST:

Date: July 1, 2011
Grantor: Craig Charleston
Trustee: David Zalman
Beneficiary: Prosperity Bank
Recording data: Recorded under Clerk's File No. 1103519 in the Real Property Records of Waller County, Texas.

LENDER: Prosperity Bank

BORROWER: Craig Charleston

PROPERTY: See Exhibit "A" attached hereto.

SUBSTITUTE TRUSTEES: Jeffrey D. Stewart
James E. Cuellar
Adam R. Swonke
D. Brent Wells
440 Louisiana, Suite 718
Houston, Texas 77002
(713) 222-1281

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

January 3, 2017, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

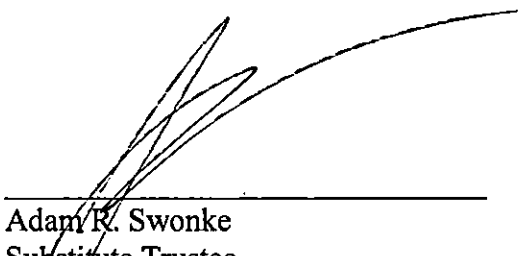
PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Waller County Courthouse, 836 Austin Street, Suite 217, Hempstead, Texas 77445, foyer at south entrance to Courthouse.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested the Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust.



Adam R. Swonke
Substitute Trustee

EXHIBIT "A" 1 of 1 Pages

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.329 ACRE OF LAND, MORE OR LESS, IN THE CITY OF PRAIRIE VIEW, GEORGE A. DENNETT SURVEY, ABSTRACT 124, WALLER COUNTY, TEXAS, SAME BEING ALL THAT CERTAIN CALLED NORTH 100 FEET OF FREEZE KING LOT AS RECORDED IN VOLUME 163, PAGE 530 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 0.329 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" I.P. FOUND FOR CORNER, SAME BEING IN THE COMMON SOUTHERLY MARGIN OF WALLER ROAD (WIDTH VARIES), SAME BEING THE COMMON NORTHWEST CORNER OF THE RESIDUE OF THAT CERTAIN CALLED .6 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 136 PAGE 621 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS;

THENCE LEAVING SAID COMMON SOUTHERLY MARGIN AND SAID COMMON LINE, SOUTH 04 DEG. 00 MIN. 00 SEC. WEST, A DISTANCE OF 80.00 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE NORTH 86 DEG. 00 MIN. 00 SEC. WEST, A DISTANCE OF 166.02 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT ON THE EASTERLY RIGHT OF WAY LINE OF FARM TO MARKET ROAD No. 1098 (120 FEET IN WIDTH);

THENCE NORTH 12 DEG. 58 MIN. 00 SEC. EAST, A DISTANCE OF 91.12 FEET TO A P.K. NAIL FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEG. 00 MIN. 00 SEC. EAST A DISTANCE OF 151.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.329 ACRE OR LAND, MORE OR LESS.

RECORDER'S MEMORANDUM
All or parts of the text on this page was not clearly legible for satisfactory recordation.

FILED AND RECORDED

Instrument Number: 16-083

Filing and Recording Date: 12/09/2016 03:13:00 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,



A handwritten signature in black ink that reads "Debbie Hollan". The signature is written in a cursive style.

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.

Jenifer Deutrich, Deputy

Returned To: