



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF WALLER §

NOTICE is hereby given that on October 17, 2000, SAMANTHA JANE VIGNERI executed a First Lien Deed of Trust to RICHARD COSELLI, Trustee, for the use and benefit of JULIAN JOE KUCIEMBA and CHRISTINE J. KUCIEMBA, on the hereinafter described real estate, which Deed of Trust appears of record at Volume 699, Page 323 of the Official Public Records of Waller County, Texas as amended by Reinstatement Agreement by and between JULIAN JOE KUCIEMBA, CHRISTINE J. KUCIEMBA, and SAMANTHA JANE VIGNERI dated January 19, 2016, and filed of record at Instrument No. 1601424, Official Public Records, Waller County, Texas (hereinafter collectively the "Deed of Trust"); and which Deed of Trust was to secure the payment of a note in the original principal sum of ONE HUNDRED SEVENTY-ONE THOUSAND AND NO/100 DOLLARS (\$171,000.00), as amended by the above Reinstatement Agreement to which reference is here had and made for all purposes pertinent; and, where, the said SAMANTHA JANE VIGNERI has made default in the payment of the note described in the Deed of Trust; and whereas, the undersigned has been appointed as Substitute Trustee in the place and stead of RICHARD COSELLI, Trustee, in the Deed of Trust, said appointment being in the manner provided by the Deed of Trust, and whereas, JULIAN JOE KUCIEMBA and CHRISTINE J. KUCIEMBA, the owners and holders of the above-cited note and liens securing same has requested the undersigned to enforce such trust,

NOW, THEREFORE, I, STEVEN C. HALEY, SUBSTITUTE TRUSTEE, as aforesaid, hereby give notice that I will accordingly, after due posting of this notice as required by such Deed of Trust and the law, sell, beginning at 10:00 o'clock a.m. or not later than three (3) hours thereafter at public venue to the highest bidder or bidders for cash at the-South (Front) Entrance of the Waller County Courthouse located in Hempstead, Texas 77445 on the first Tuesday in May, same being the 2nd day of May, 2017, the following described real estate so described in and covered by such Deed of Trust:

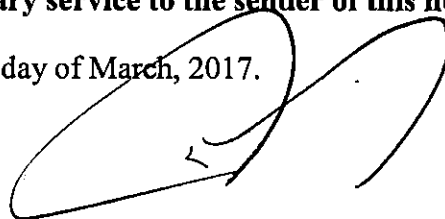
7.504 acres, Peter Harper Survey, A-137 and partly in the M. Donoho Survey, A-117, Waller County, Texas as described in the Deed of Trust.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED NEITHER THE LENDER NOR THE TRUSTEE

MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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.

WITNESS MY HAND this 14th day of March, 2017.

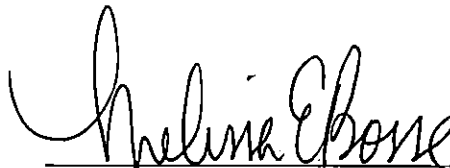


STEVEN C. HALEY, Substitute Trustee

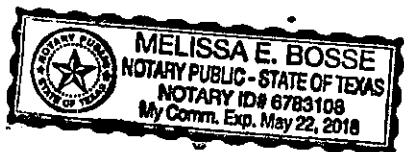
STATE OF TEXAS

COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 14th day of March, 2017, by STEVEN C. HALEY, Substitute Trustee for the benefit of JULIAN JOE KUCIEMBA and CHRISTINE J. KUCIEMBA.



Notary Public, State of Texas



FILED AND RECORDED

Instrument Number: 17-032

Filing and Recording Date: 03/29/2017 04:29:33 PM Pages: 3 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.

Jenifer Deutrich, Deputy

Returned To: