



Notice of Trustee's Sale

You, Max Soliz, are hereby notified that on Tuesday May 5, 2017, between the hours of 1:00 P.M. and 4:00 P.M. at the courthouse door located at 836 Austin Street, in the city of Hempstead, county of Waller, state of Texas, 77445 I, the undersigned, will sell at public auction to the highest bidder for cash the following real property:

A 19.077 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE D. J. WHITE SURVEY, A-66, WALLER COUNTY, TEXAS AND BEING THE SOUTH PORTION OF TRACT NO. 1, OUT OF LOT 3, OUT THE W. M. PEASE SUBDIVISION AND BEING PART OF THE SAME LAND CONVEYED TO E. F. CHRISTOPHER TO J. A. GRAY, ET AL IN DEED DATED SEPTEMBER 27, 1957, AND RECORDED IN VOLUME 150 AT PAGE 531 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.

The address or other common designation of this real property is:

None

This sale will be made to satisfy the debt evidenced by the Promissory Note dated effective May 16, 2014 executed by you, Max Soliz, Maker, payable to the Order of Stephen Kent, Trustee of the Stephen Kent Living Trust as payee, and secured by and pursuant to the power of sale conferred in the deed of trust dated May 16, 2014 (referred to in this notice as the "**Deed of Trust**").

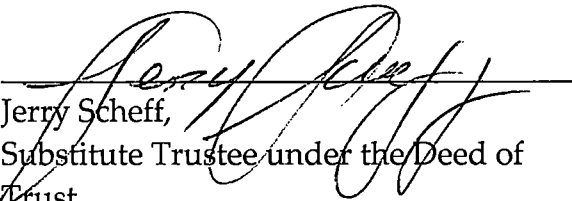
You executed the Deed of Trust as Grantor to Stephen Kent or his Living Trust in which Stephen N. Kent was the original trustee as Trustee for the benefit of Stephen N. Kent. The Deed of Trust was recorded March 4, 2016 under Waller County Clerk's File No. 1601423, in the original principal sum of \$257,400.00, and secures payment of the note amount due of \$236,748.84. This amount includes property taxes for 2014, 2015 and 2016 totaling \$17,070.51 that the Mortgagee paid. Your total obligation of \$267,283.10 is due to Stephen N. Kent, Trustee of the Stephen N. Kent Living Trust. The Trustee has requested me, the undersigned, to enforce this trust by selling the real property in partial satisfaction of your obligations in default of the note described in the Deed of Trust.

Foreclosure of the Deed of Trust is further undertaken pursuant to provisions of Texas Property Code §51.006, as you agreed in executing the Warranty Deed in Lieu of Foreclosure pursuant to the provisions of the provision of the Warranty Deed in Lieu of Foreclosure that you executed on November 29, 2016.

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.

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated March 28, 2017. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Dated: April 10, 2017


Jerry Scheff,
Substitute Trustee under the Deed of
Trust
Harle & Scheff, PLLC
212 East Main Street
Bellville, Texas 77418

Certificate of Posting

My name is Jerry Scheff, and my address is 212 East Main Street, Bellville, TX 77418. I declare under penalty of perjury that on April 10, 2017 I filed at the office of the Waller County Clerk and caused this notice of sale to be posted at the Waller County Courthouse.


Jerry Scheff, Declarant
Date: April 10, 2017

FILED AND RECORDED

Instrument Number: 17-037

Filing and Recording Date: 04/10/2017 11:27:58 AM 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.

Stephanie Tompkins, Deputy

Returned To: