



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WALLER §

WHEREAS, by Deed of Trust dated March 30, 2006, Godwin O. Akpobome and Patience A. Akpobome conveyed to Sam Urso, as Trustee, the following property situated in the County of Waller, Texas, to-wit:

All of the Mortgaged Property described in said Deed of Trust which includes all of the Grantor's interest in the Land, Minerals, Fixtures, Improvements, Personalty, Contracts, Leases and Rents and future acquired interests in the same, all as described in said Deed of Trust, and said Land being described as follows:

Two Tracts of Land containing 0.5418 acre (23,603 square feet) known as Tracts I and II, being part of a 153.2 acre tract of land identified as Lot No. N of a subdivision of the G.A. Dennett Survey, Abstract No. 124, in Waller County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$350,000.00 executed by Godwin O. Akpobome, and made payable to the order of State Bank (now known as Prosperity Bank) (herein the "Note"), which such Deed of Trust is recorded in Volume 952, Page 256 of the Official Records of Waller County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Sam Urso, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

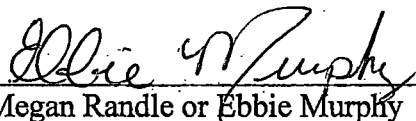
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, May 2, 2017 I will sell for cash, the property in the area designated by the Commissioner's Court of Waller County as the area where foreclosure sales are to take place, (being THE FOYER AT THE SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE) at the Waller County Courthouse, to the highest bidder. The time at which the sale will begin will be 1:00 pm, or within three (3) hours after said time.

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any

warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal, State or local law or regulation.

WITNESS my hand this the 10th day of April, 2017.



Megan Randle or Ebbie Murphy
Substitute Trustee
C/O Janis L. Scott, Anderson, Smith, Null &
Stofer, LLP, 101 W. Goodwin, Ste. 700,
Victoria, TX 77901

EXHIBIT "A"

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TWO TRACTS OF LAND CONTAINING 0.5418 ACRE (23,603 SQUARE FEET) KNOWN AS TRACTS I AND II, BEING PART OF A 153.2 ACRE TRACT OF LAND IDENTIFIED AS LOT NO. N OF A SUBDIVISION OF THE G. A. DENNETT SURVEY, ABSTRACT NO. 124, IN WALLER COUNTY, TEXAS, SAID TRACT I (0.5000 ACRE TRACT) BEING THE NORTH ONE-HALF (NORTH ½) OF A CERTAIN CALLED 1.00 ACRE TRACT OF LAND RECORDED IN VOLUME 113, PAGE 590 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS (W.C.D.R.) AND BEING THAT SAME TRACT OF LAND BEING RECORDED IN VOLUME 761, PAGE 95 W.C.D.R. AND SAID TRACT II (0.0418 ACRE TRACT) BEING PART A CERTAIN CALLED 0.5000 ACRE TRACT BEING RECORDED IN VOLUME 684, PAGE 603 W.C.D.R. SAID 0.5418 ACRE TRACT (TRACTS I AND II) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN VOLUME 113, PAGE 590 W.C.D.R.)

BEGINNING at an iron pipe found marking the northwest corner of said Tract I and the herein described tract and the northwest corner of said 1.00 acre tract, said corner also being the southwest corner of W. D. Thompson Subdivision recorded in Volume 163, Page 568 of the Deed Records of Waller County, Texas in the east right-of-way (R.O.W.) line of FM 1098;

THENCE S 86° 00' 00" E, along the common line of the herein described and said W. D. Thompson Subdivision, being the north line of said Tract I, a distance of 209.00 feet to a point for the northeast corner of said Tract I, the herein described tract and said 1.00 acre tract, from which an iron pipe found bears N 56° 04' E-0.6 feet;

THENCE S 12° 58' 00" W, along the common line of the herein described tract and that certain called 0.972 acre tract recorded in Volume 495, Page 587 of the Deed Records of Waller County, Texas (W.C.D.R.), at 105.50 feet pass an iron rod found marking the southeast corner of said Tract I and the northeast corner of said Tract II and continuing for a total distance of 123.16 feet to an iron rod set for the southeast corner of said Tract II and the herein described tract and being in the east line of aforesaid 0.5000 acre tract recorded in Volume 684, Page 603 W.C.D.R.;

THENCE N 81° 09' 56" W, across the above said 0.5000 acre tract, being the south line of said Tract II and the herein described tract, a distance of 206.98 feet to an iron rod set for the southwest corner of aforesaid Tract I and the herein described tract, the west corner of said Tract II and the northwest corner of said 0.5000 acre tract in the east R.O.W. line of aforesaid FM 1098;

THENCE N 12° 58' 00" E, along with the east R.O.W. line of said FM 1098, being the west line of said Tract I, a distance of 105.50 feet to the POINT OF BEGINNING containing 0.5418 acre of land.



EDILBERTO V. BARRIENTOS
Professional Land Surveyor, No. 5364
February 15, 2006
Revised: March 10, 2006
Job No. 06-00861

FILED AND RECORDED

Instrument Number: 17-042

Filing and Recording Date: 04/10/2017 02:41:15 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,



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: