



## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on May 13, 1995, Keith A. Grant and Ardelia Grant ("Borrower") executed a Builder's and Mechanic's Lien Contract in favor of Associated Remodelers ("Deed of Trust"). The Deed of Trust was recorded in Book 0886, Page 110 in Waller County, Texas on May 22, 1995; and

**WHEREAS**, Asset Management Holdings II, LLC ("Asset Management") is now the owner and holder of the Deed of Trust; and

**WHEREAS**, Jamie E. Silver, B. Bruce Johnson, Natalie Paul, Briea DiMarco, Alexandra Sallade, Megan L. Randle or Rebecca Bolton have been appointed Substitute Trustee in place of the original Trustee, with all rights, powers, and immunities of the original Trustee; and

**WHEREAS**, default has occurred under the Deed of Trust and Asset Management has instructed the Substitute Trustee to sell the property under the following terms and conditions.

**Property To Be Sold.** SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

**Date, Time and Place of Sale:**

Date: May 2, 2017

Time: Beginning no earlier than 1:00 p.m. and no later than three hours thereafter.

Place: Waller County Texas in the area designated by the Commissioner's Court of Waller County pursuant to section 51.002 of the Texas Property Code or, if no area is designated by the Commissioner's Court, then in the foyer at the south entrance to the Waller County Courthouse.

**Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash and shall not cover any part of the property that has been released of public record. The beneficiary has the right to direct the Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Except to the extent that the Substitute Trustee may bind and obligate the Borrower to warrant title to the property under the terms of the Deed of Trust, the property will be sold in "AS IS, WHERE IS" without any representations and warranties, whatsoever, express or implied, and subject to all matters of record affecting the property. The Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee. The beneficiary may postpone, withdraw or reschedule the sale and the Substitute Trustee need not announce the postponement, withdrawal or rescheduling. The beneficiary may appoint another Substitute Trustee to conduct the sale. Questions concerning the sale may be directed to the undersigned or to the beneficiary, Asset Management at (800) 217-3880.

**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.**

Dated this 6<sup>th</sup> day of April, 2017.

*Jamie Silver*

---

JAMIE SILVER, Substitute Trustee  
12720 Hillcrest Road, Suite 280  
Dallas, Texas 75230  
(972) 788-4610 telephone  
(972) 386-7694 telecopier

*MS* *Myra L. Rutter*

DEED OF TRUST RECORDS

VOL. 119 . PAGE 855

DEED RECORDS

VOL. 356 PAGE 341

For reference start at a 3/4 inch iron pipe set in the right-of-way of 12th Street in the City of Brookshire, being 60 feet wide, being the southwest corner of a certain 0.50 acre tract of land out of which this land is conveyed, said point being East, 1,399.08 feet from the east right-of-way line of F. M. Highway 359;

THENCE North along the west line of said 0.50 acre tract, at 5 feet pass a 3/4 iron pipe set on the north line of 12th Street and continuing for a total distance of 424.5 feet to the PLACE OF BEGINNING of this tract;

THENCE continuing North along the west line of the 0.50 acre tract 60 feet to a point for the northwest corner of this tract;

THENCE East 40 feet to a point for the northeast corner of this tract;

THENCE South 60 feet to a point for the southeast corner of this tract;

THENCE West 40 feet to the PLACE OF BEGINNING, containing 2,400 square feet of land, more or less.

ADDITIONALLY, an easement ten (10) feet in width along the west boundary of Grantor's 0.50 acre tract, connecting the herein conveyed property with 12th Street.

EXHIBIT A

737267

Filed For Record May 02, A.D., 1986 at 1:05 o'clock P. M.

RECORDED May 05, A.D., 1986 at 4:00 o'clock P. M.

SIVA D. MATHIS, County Clerk, Waller County, Texas.

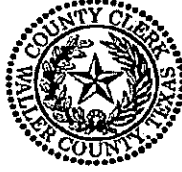
By Louise Avery Deputy

# FILED AND RECORDED

**Instrument Number: 17-047**

Filing and Recording Date: 04/11/2017 04:54:31 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.

Kim Imhoff, Deputy

Returned To: