

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 05/11/2006  
**Grantor(s):** CATHERINE TUCKER AND HUSBAND, LEON TUCKER  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS  
NOMINEE FOR NETWORK FUNDING L.P., ITS SUCCESSORS AND ASSIGNS

**Original Principal:** \$132,965.00  
**Recording Information:** Book 0960 Page 760 Instrument 603893  
**Property County:** Waller  
**Property:**

ALL THAT CERTAIN 1.0000 ACRE TRACT SITUATED IN THE ISAAC BEST SURVEY, ABSTRACT NO. 13, WALLER COUNTY, TEXAS, OUT OF A CALLED 17.990 ACRE TRACT BEING OUT AND A PART OF THAT 70 ACRE PARCEL DESCRIBED IN DEED FILED FOR RECORD IN VOLUME 45, PAGE 358 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS; SAID 1.0000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN OLD CREOSOTE FENCE POST FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID 70 ACRE TRACT BEING AN INTERIOR CORNER OF THAT CERTAIN 116 3/4 ACRE PARCEL DESCRIBED IN DEED FILED FOR RECORD IN VOLUME 29, PAGE 424 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS; THENCE WITH A FENCE LINE ALONG THE OCCUPIED AND GENERALLY ACCEPTED COMMON LINE OF SAID 70 ACRE TRACT AND SAID 116 3/4 ACRE TRACT, THE FOLLOWING CALLS: NORTH 83 DEGREES 18'39" WEST, 586.28 FEET TO A FENCE POST AT AN ANGLE POINT; NORTH 84 DEGREES 27'36" WEST, 375.34 FEET TO A FENCE POST AT AN ANGLE POINT; AND NORTH 82 DEGREES 33'02" WEST, A DISTANCE OF 318.98 FEET TO AN OLD CREOSOTE FENCE POST FOUND IN THE EAST RIGHT-OF-WAY LINE OF F.M. 173 AT THE COMMON WEST CORNER OF SAID 116 3/4 ACRE TRACT AND SAID 70 ACRE TRACT; THENCE IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF F.M. 173 WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 975.00 FEET, AN ARC LENGTH OF 38.83 FEET TO AN IRON ROD SET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 82 DEGREES 33'02" EAST, A DISTANCE OF 300.78 FEET TO AN IRON ROD SET AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT; SOUTH 84 DEGREES 27'36" EAST, A DISTANCE OF 126.85 FEET TO AN IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 05 DEGREES 46'02" EAST, A DISTANCE OF 112.77 FEET TO AN IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 82 DEGREES 47'04" WEST, A DISTANCE OF 381.58 FEET TO AN IRON ROD SET IN THE EAST LINE OF F.M. 173 FOR CORNER FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE IN A NORTHERLY DIRECTION WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 975.00 FEET, AN ARC LENGTH OF 129.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0000 ACRE OF LAND.

**Reported Address:** 39233 FM 1736 , HEMPSTEAD, TX 77445

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Bank of America, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N.A.  
**Current Beneficiary:** Bank of America, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of September, 2017

**Time of Sale:** 1:00PM or within three hours thereafter.

**Place of Sale:** AT THE FOYER AT THE SOUTH ENTRANCE TO THE COURTHOUSE in Waller County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Waller County Commissioner's Court.

**Substitute Trustee(s):** Megan L. Randle-Bender, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Renee Thomas, Ian Moser, Reva Rouchon- Harris, Rebecca Bolton, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Megan L. Randle-Bender, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Renee Thomas, Ian Moser, Reva Rouchon- Harris, Rebecca Bolton, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current

Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Megan L. Randle-Bender, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Renee Thomas, Ian Moser, Reva Rouchon- Harris, Rebecca Bolton, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,



Buckley Madole, P.C.

**FILED AND RECORDED**

**Instrument Number: 17-063**

Filing and Recording Date: 06/27/2017 04:55:32 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.

Kim Imhoff, Deputy

Returned To:

RECORDED  
INDEXED  
SERIALIZED  
FILED  
JUN 27 2017  
WALLER COUNTY CLERK'S OFFICE  
WALLER COUNTY, TEXAS