

C&S No. 44-18-0648 / Conventional / Yes
Cenlar FSB

NOTICE OF TRUSTEE'S SALE

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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: February 13, 2013

Grantor(s): Nelta J. Smart, an unmarried woman and Marian M. Kraatz, an unmarried woman

Original Trustee: Edward Kershner

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for SWBC Mortgage Corporation, its successors and assigns

Recording Information: Vol. 1342, Page 451, or Clerk's File No. 1301097, in the Official Public Records of WALLER County, Texas.

Current Mortgagee: SWBC Mortgage Corporation

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department
425 Phillips Blvd Ewing, NJ 08618 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 05/01/2018 **Earliest Time Sale Will Begin:** 1:00 PM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

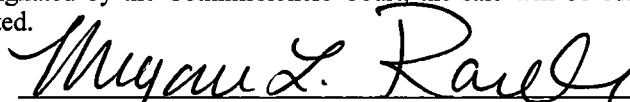
Legal Description:

BEING A 7.574 ACRE PARCEL SITUATED IN THE LIENDO SURVEY, ABSTRACT NUMBER 41 AND THE C. DONOHO SURVEY, ABSTRACT 24, WALLER COUNTY, TEXAS, SAID 7.574 ACRE PARCEL OF LAND BEING THE REMAINDER OF TWO PARCELS OF LAND (20 ACRE TRACT AND A 11.6 ACRE TRACT (BEING THE REMAINDER OF A CALLED 13-1/3 ACRES) AS RECORDED IN VOLUME 185, PAGE 152 DEED RECORDS OF WALLER COUNTY SAVE AND EXCEPT A 1 ACRE TRACT, 9.173 ACRE TRACT, A 11.60 ACRE TRACT AND A 3.695 ACRE TRACT, SAID 7.574 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the WALLER County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite
900A
Houston, TX 77060
(281) 925-5200



Megan L. Randle as Substitute Trustee, Evan Press as Successor Substitute Trustee, Amy Bowman as Successor Substitute Trustee, Reid Ruple as Successor Substitute Trustee, Kathleen Adkins as Successor Substitute Trustee, Kristie Alvarez as Successor Substitute Trustee, Julian Perrine as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Ebbie Murphy as Successor Substitute Trustee, Ian Moser as Successor Substitute Trustee, Rebecca Bolton as Successor Substitute Trustee, Renee Thomas as Successor Substitute Trustee, Reva Rouchon-Harris as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

RECORDER'S MEMORANDUM:
All or parts of the text contained
in this document was not clearly
legible for satisfactory recordation.



EXHIBIT "A" LEGAL DESCRIPTION

File No 1247331892

Being a 7.574 acre Parcel situated in the Llendo Survey, Abstract Number 41 and the C. Donoho Survey, Abstract 24, Walker County, Texas, said 7.574 acre parcel of land being the remainder of two parcels of land (20 acre tract and a 11.6 acre tract (being the remainder of a called 13-1/3 acres) as recorded in Volume 165, Page 152 Deed Records of Walker County save and except a 1 acre tract, 9.173 acre tract, a 11.60 acre tract and a 3.695 acre tract, said 7.574 acre parcel being more particularly described by metes and bounds description as follows with the base of bearings being the called deed as recorded in Volume 165, Page 152 D.R.W.C.

Beginning at a 1/2 inch iron rod found for the southwest corner of the said 11.60 acre tract and being the northwest corner of the herein described parcel of land for the POINT OF BEGINNING;

THENCE, South 85° 24' 21" East, along the common line of the 11.60 acre tract and the herein described parcel and along a fence, a distance of 429.95 feet to a 5/8 inch iron rod set for the southeast corner of the said 11.60 acre tract and the northeast corner of the herein described parcel of land,

THENCE, South 10° 00' 00" West, along the easterly line of the herein described parcel and a fence, a distance of 393.17 feet to a 1/2 inch iron rod found for the north property corner of the said 1.00 acre tract and an angle point of the herein described parcel of land,

THENCE, South 30° 16' 17" West, along the common line of the said 1.00 acre tract and the herein described parcel and along a fence, a distance of 380.21 feet a 5/8 inch iron rod set in the north right of way line of Highway 290 Business (100.00 feet right of way) for the southeast corner of the said 1.00 acre tract and the southeast corner of the herein described parcel of land,

THENCE, North 60° 30' 00" West, along the north line of the said Highway 290 Business and the herein described parcel, a distance of 444.87 feet to a 5/8 inch iron rod set for the southwest corner of the herein described parcel of land,

THENCE, North 15° 00' 50" East, along the westerly line of the herein described parcel and along a fence, a distance of 441.03 feet to a 5/8 inch iron rod set for an angle point of the herein described parcel of land,

THENCE, North 44° 15' 15" East, along the westerly line of the herein described parcel, a distance of 153.80 feet to a 1/2 inch iron rod found for POINT OF BEGINNING and containing 7.574 acres

FILED AND RECORDED

Instrument Number: 18-028

Filing and Recording Date: 04/10/2018 03:21:14 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.

Donna Sheridan, Deputy

Returned To: