

23-02464
6430 BROCKSTEIN RD, SEALY, TX 77474

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:
See attached Exhibit A

Security Instrument: Deed of Trust dated July 13, 2009 and recorded on July 22, 2009 at Instrument Number 093332 in the real property records of AUSTIN County, Texas, which contains a power of sale.

Sale Information: November 7, 2023, at 1:00 PM, or not later than three hours thereafter, at the Austin County Courthouse in the foyer, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by DEBORAH PETERS AND CHARLES PETERS secures the repayment of a Note dated July 13, 2009 in the amount of \$82,409.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.

FILED

2023 AUG 17 AM 9: 50

Andrea Cardenas
COUNTY CLERK
AUSTIN COUNTY, CLERK



4793917

2023-0026A

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014

Megan L. Randle

Substitute Trustee(s): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Oian, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Megan Randle, Ebbie Murphy, Megan L. Randle, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza and Xome employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of AUSTIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FRANK SURVEYING CO., INC.
2205 Walnut Street - Columbus, Tx 78934
Ph. 979.732.3114 - Fax. 979.732.3271
www.franksurveying.com

STATE OF TEXAS

COUNTY OF AUSTIN

FIELD NOTES of a survey of a 1.148 acre tract of land out of the H.&T.C.R.R. Co. Survey, Section 153, Abstract No. 201, and the H.&T.C.R.R. Co. Survey, Section 165, Abstract No. 207, Austin County, Texas and being that same property described in a deed to W3 Inc., recorded in Clerk File No. 082198, Austin County Official Records for which reference is made and the said 1.148 acre tract being described by metes and bounds as follows, TO-WIT:

BEGINNING of a 1/2 inch iron rod found in the Southeast line of Brockstein Road for the Northerly corner of the herein described tract, being also the common Westery corner of a called 1.256 acre tract described in a deed to Donald Miller, Clerk File No. 025724, Austin County Official Records;

THENCE South 44° 33' 27" East a distance of 526.04 feet (called South 44° 33' 27" East - 526.01') with the Northeast line of the herein described tract, being the common Southwest line of the said 1.256 acre tract to a 1/2 inch iron rod found for the Easterly corner of the herein described tract, being also the common Southerly corner of the said 1.256 acre tract and being also in the common Northwest line of a called 5.251 acre tract described in a deed to Sandra Rote, Clerk File No. 073374, Austin County Official Records;

THENCE South 44° 35' 49" West a distance of 100.00 feet (called South 44° 33' 10" West - 100.00') with the Northwest line of the said 5.251 acre tract, being the common Southeast line of the herein described tract to a point in a fence corner post for the Southerly corner of the herein described tract, said corner being also the common Easterly corner of a called 1.100 acre tract described in a deed to George Gordon, Volume 766, Page 605, Austin County Official Records, from said corner the following bears, (1) a 1/2 inch iron rod found bears South 29° 45' 02" East a distance of 0.15 feet, and (2) a 1/2 inch iron rod found for the Southerly corner of the said 1.100 acre tract bears South 44° 35' 49" West a distance of 137.04 feet;

THENCE North 44° 32' 46" West a distance of 474.76 feet (called North 44° 33' 27" West - 474.93') with the Southwest line of the herein described tract, being the common Northeast line of the said 1.100 acre tract to a 1/2 inch iron rod found in the Southeast line of Brockstein Road for the Westery corner of the herein described tract, being also the common Northerly corner of the said 1.100 acre tract;

THENCE North 17° 36' 14" East a distance of 112.97 feet (called North 17° 40' 45" East - 113.00') with the Southeast line of said Brockstein Road, being the common Northwest line of the herein described tract to the **PLACE OF BEGINNING**, containing 1.148 acres of land, more or less.

NOTES:

1. A separate survey plot accompanies this metes and bounds description.
2. All bearings are based on the Northeast line of the herein described tract as described in Clerk File No. 082198, Austin County Official Records as having a record deed bearing of South 44° 33' 27" East.



Matthew W. Loessin
For Frank Surveying Co., Inc.
By: Matthew W. Loessin, RPLS
Texas Registration No. 5953
July 13, 2008
Project No. 09-07-178

12

Notice of Substitute Trustee Sale

T.S. #: 23-8936

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 11/7/2023
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter. The sale will be completed by no later than 4:00 PM
Place: Austin County Courthouse in BELLVILLE, Texas, at the following location: In the foyer of the Austin County Courthouse, OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Lot 20, Section One, in Settler's Crossing Subdivision, a subdivision shown in Volume 2, Pages 42-45 of the Plat Records of Austin County, Texas.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 9/20/2016 and is recorded in the office of the County Clerk of Austin County, Texas, under County Clerk's File No 163977, recorded on 9/21/2016, of the Real Property Records of Austin County, Texas.
Property Address: 5602 WILD FLOWER ROAD SEALY Texas 77474

Trustor(s): GREGORY YOUNG AND MICHELLE YOUNG
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (MERS), AS BENEFICIARY, AS NOMINEE FOR GEORGETOWN MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary: Wilmington Savings Fund Society, FSB not in its individual capacity but solely as trustee for GWST Trust 2020-1
Loan Servicer: Planet Home Lending, LLC

Current Substituted Trustees: Auction.com, Megan Randle aka Megan Randle-Bender aka Megan L. Randle, Ebbie Murphy, Chloe Christensen, Rebecca Bolton, Rick Snoke, Debby Jarusek, Prestige Default Services, LLC

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the

FILED
2023 AUG 25 PM 3:06
Candice Cardenas
COUNTY CLERK
AUSTIN COUNTY, CLERK

2023-0028

T.S. #: 23-8936

amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the 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 trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by GREGORY YOUNG , JOINED HEREIN PRO FORMA BY HIS WIFE, MICHELLE YOUNG. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$242,526.00, executed by GREGORY YOUNG , JOINED HEREIN PRO FORMA BY HIS WIFE, MICHELLE YOUNG, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (MERS), AS BENEFICIARY, AS NOMINEE FOR GEORGETOWN MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of GREGORY YOUNG , JOINED HEREIN PRO FORMA BY HIS WIFE, MICHELLE YOUNG to GREGORY YOUNG AND MICHELLE YOUNG. Wilmington Savings Fund Society, FSB not in its individual capacity but solely as trustee for GWST Trust 2020-1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

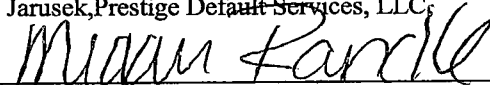
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
Wilmington Savings Fund Society, FSB not in its individual capacity but solely as trustee for GWST Trust 2020-1

**c/o Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250**

Dated: 08/25/23

Auction.com, Megan Randle aka Megan Randle-Bender aka Megan L. Randle,
Ebbie Murphy, Chloe Christensen, Rebecca Bolton, Rick Snoke, Debby
Jarusek, Prestige Default Services, LLC;



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (866) 539-4173
Website: <https://www.servicelinkauction.com>

T.S. #: 23-8936

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/16/2013	Grantor(s)/Mortgagor(s): STEVEN F. FOX AND LAURA B. PARKER-FOX, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: BOKF, NA DBA BANK OF TEXAS	Current Beneficiary/Mortgagee: BOKF, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: 133614	Property County: AUSTIN
Mortgage Servicer: Bank of Oklahoma, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 7060 S. Yale Avenue, Suite 200, Tulsa, OK 74136
Date of Sale: 11/7/2023	Earliest Time Sale Will Begin: 1PM
Place of Sale of Property: THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 15, IN QUAIL MEADOWS SUBDIVISION, TO THE CITY OF SEALY, AUSTIN COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 1, PAGES 107-108 OF THE PLAT RECORDS OF AUSTIN COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Megan L. Randle, Ebbie Murphy, Megan Randle, Robert Randle, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under their said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

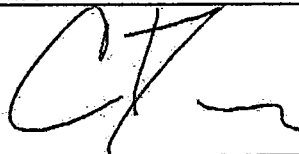
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

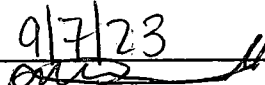
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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: 9/6/2023



Cole Patton, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Bank of Oklahoma, N.A.

Dated: 9/7/23



Printed Name: Robert Randle

Substitute Trustee
c/o ServiceLink Auction
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED

2023 SEP 8 AM 2: 06

Andrea Cardenas
COUNTY CLERK
AUSTIN COUNTY, CLERK

MH File Number: TX-23-99281-POS
Loan Type: VA

2023-0031

613-615 WITTE RD
BELLVILLE, TX 77418

00000009885294

NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: November 07, 2023

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 31, 2021 and recorded in Document CLERK'S FILE NO. 211779 real property records of AUSTIN County, Texas, with BRAEDON S OQUIN AND REBECCA A BURGIN, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BRAEDON S OQUIN AND REBECCA A BURGIN, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$567,765.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. FLAGSTAR BANK, NA, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, NA
5151 CORPORATE DRIVE
TROY, MI 48098

FILED

2023 SEP 11 PM 1:03

Ardena Condoreo
COUNTY CLERK
AUSTIN COUNTY CLERK



NTSS00000009885294

2023-0032

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CHRISTIAN BROOKS, MICHAEL KOLAK, KRISTOPHER HOLUB, JOSHUA SANDERS, JAMI GRADY, AMY OIAN, ALEENA LITTON, CRYSTAL KOZA, MATTHEW HANSEN, RAMIRO CUEVAS, CARY CORENBLUM, AUCTION.COM, DANA DENNEN, CINDY DENNEN, TRACI YEAMAN, MEGAN L. RANDLE, EBBIE MURPHY, REBECCA BOLTON, OR AMY JURASEK whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo *56 Megan L. Randle*

Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

Declarants Name: _____

Date: _____



ALL THAT TRACT PARCEL OR PARCEL OF LAND CONSISTING OF 23.527 ACRES LOCATED IN THE AMASA IVES LEAGUE, A-51, AUSTIN COUNTY, TEXAS. SUBJECT TRACT BEING THAT SAME TRACT, CALLED 23.530 ACRES, DESCRIBED IN DEED TO ED LEWIS, AND WIFE, ELAINE M. LEWIS, RECORDED IN VOLUME 661, PAGE 798 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS AND INCLUDES THE 2.370 ACRE TRACT, DESCRIBED IN DEED FROM ED LEWIS AND ELAINE LEWIS TO KAREN A. BRUNET AND DAVID P. BRUNET, RECORDED IN VOLUME 790, PAGE 946 O.R.A.C.T AND ALSO INCLUDES THAT EASEMENT TRACT TO DAVID AND KAREN BRUNET, RECORDED IN VOLUME 796, PAGE 953 O.R.A.C.T. SAID TRACT CONSISTING OF A TOTAL OF 23.527 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (APPROXIMATELY 22 FT. EAST OF FENCE) IN THE WEST RIGHT-OF-WAY OF WITTE ROAD (PUBLIC ROAD, FND. 40' R.O.W), FOR THE SOUTHEAST CORNER OF THE 30.7490 ACRE TRACT DESCRIBED IN DEED TO RICKY S. & SANDRA F. GARRETT, RECORDED IN VOLUME 743, PAGE 206 O.R.A.C.T. FOR THE NORTHEAST CORNER OF THE 23.530 ACRE TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE S 22° 30' 06" W, WITH THE WESTERLY RIGHT-OF-WAY OF WITTE ROAD, A DISTANCE OF 300.10 FT. TO A 1/2" IRON ROD FOUND (APPROXIMATELY 3 FT. & 10 FT. EAST OF FENCE CORNERS) FOR THE NORTHEAST CORNER OF THE RESIDUE OF THE CALLED 157.4403 ACRE TRACT DESCRIBED IN DEED TO GLENN D. BRANDT, RECORDED IN FILE # 006522 O.R.A.C.T., FOR THE SOUTHEAST CORNER OF THE EASEMENT TRACT MENTIONED ABOVE AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 67° 36' 45" W, WITH THE COMMON LINE WITH THE BRANDT TRACT AND GENERALLY WITH AN EXISTING FENCE AND PASSING AT 2073.97 FT., A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE 2.370 ACRE TRACT AND CONTINUING AND PASSING AT PASSING AT 2422.84 FT., A 182" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE 2.370 ACRE TRACT, THE SAME BEING THE SOUTHWEST CORNER OF THE EASEMENT TRACT AND CONTINUING, A TOTAL DISTANCE OF 3454.42 FT. TO A 1/2" IRON ROD FOUND NEAR A FENCE CORNER POST FOR THE NORTHWEST CORNER OF THE BRANDT TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 22° 25' 31" E, WITH THE COMMON LINE WITH A 34.5512 ACRE TRACT DESCRIBED IN DEED TO IVES 139, LLC, RECORDED IN FILE # 123980 O.R.A.C.T. AND GENERALLY WITH AN EXISTING FENCE, A DISTANCE OF 299.90 FT. TO A POINT AT AN EXISTING 12" FENCE CORNER POST FOUND (SET LARGE SPIKE NAIL CLOSE TO POINT) FOR THE SOUTHWEST CORNER OF THE CALLED 45.4570 ACRE TRACT DESCRIBED IN DEED TO IVES 139, LLC, RECORDED IN FILE # 123980 O.R.A.C.T., FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 67° 31' 30" E, WITH THE COMMON LINE WITH THE 34.6512 ACRE ADJOINING TRACT AND GENERALLY WITH AN EXISTING FENCE, A DISTANCE OF 752.95 FT. TO A 1" IRON PIPE FOUND NEAR A TREE FENCE CORNER POST FOR THE SOUTHEAST CORNER OF THE 34.6512 ACRE TRACT, THE SAME BEING THE SOUTHWEST CORNER OF THE 30.7490 ACRE GARRETT TRACT, MENTIONED ABOVE AND BEING AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

THENCE S 67° 48' 56" E, WITH THE COMMON LINE WITH THE 30.7490 ACRE GARRETT TRACT AND GENERALLY WITH AN EXISTING FENCE, A DISTANCE OF 1714.21 FT. TO THE PLACE OF BEGINNING AND CONTAINING 23.527 ACRES.

NOTES: BEARING SHOWN HEREON ARE BASED UPON GRID NORTH AS DETERMINED FROM G.P.S. OBSERVATION, STATE PLANE COORDINATES, TEXAS SOUTH CENTRAL ZONE, NAD 83.

REFERENCE IS HEREBY MADE TO PLAT, OF THE SUBJECT TRACT, PREPARED THIS DAY.

ALL 1/2 "IRON RODS SET ARE CAPPED WITH YELLOW CAP MKD 'RPLS 4194.'

TS No.: 2023-05715
23-000003-568

Notice of Substitute Trustee 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.

1. Date, Time and Place of Sale.

Date: 11/07/2023

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: Austin County, Texas at the following location: **INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 754 CONCORDIA B DR, BELLVILLE, TX 77418

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property. If the sale is set aside or otherwise rescinded, the Purchaser at the sale shall be entitled to the return of the funds paid pursuant to section 51.016 of the Texas Property Code.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/28/2022 and recorded 10/28/2022 in Document 226077, real property records of Austin County, Texas, with **Candice R Buehrer and Arthur E Buehrer III, Wife and Husband**, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NORTHPOINTE BANK ITS SUCCESSORS AND ASSIGNS as Lender, **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Candice R Buehrer and Arthur E Buehrer III, Wife and Husband**, securing the payment of the indebtedness in the original principal amount of **\$335,544.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES** is the current mortgagee of the note and deed of trust or contract lien.

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows: SEE EXHIBIT A

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement.

Servis One, Inc., dba BSI Financial Services
4200 Regent Blvd, Suite B200
Irving, TX 75063
Phone: 800-327-7861



4797700

FILED

2023 SEP 28 PM 1:34

Andrea Cardenas
COUNTY CLERK
AUSTIN COUNTY, CLERK

2023-0034

TS No.: 2023-05715
23-000003-568

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: 9/26/2023

Marissa Vidrine
Printed Name: Marissa Vidrine

 Megan Randle

Entra Default Solutions, LLC
1355 Willow Way, Suite 115
Concord, CA 94520
Telephone: (925) 272-4993
Authorized Agent of the Mortgagee or Mortgage Servicer

I am _____ Certificate of Posting
whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office
of the Austin County Clerk and caused it to be posted at the location directed by the Austin County Commissioners Court.

TS No.: 2023-05715
23-000003-568

EXHIBIT A

LOTS 31 AND 32 IN CONCORDIA HEIGHTS ADDITION TO THE CITY OF BELLVILLE, AUSTIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 223, PAGE 448, DEED RECORDS OF AUSTIN COUNTY, TEXAS.

NOTICE OF FORECLOSURE 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 OR 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.

1. **Property to Be Sold.** The property to be sold is described as follows: LOT THIRTY (30) IN WESTGATE ESTATES, A SUBDIVISION IN WALLIS, AUSTIN COUNTY, TEXAS, THE PLAT OF WHICH SAID SUBDIVISION IS DULY RECORDED IN VOLUME 1, PAGE 29-30, OF THE PLAT RECORDS OF AUSTIN COUNTY, TEXAS, AND AS DESCRIBED BY WARRANTY DEED DATED MAY 26, 1999, FILED MAY 26, 1999, FROM JOE JANICEK MARGARET JANICEK. CLERK'S NO. 993059, OFFICIAL RECORDS, AUSTIN COUNTY, TEXAS

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/30/2010 and recorded in Document 102579 real property records of Austin County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 11/07/2023

Time: 01:00 PM

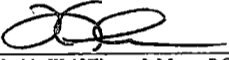
Place: Austin County, Texas at the following location: INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.


5. **Obligations Secured.** The Deed of Trust executed by FELIX MARTINEZ II AND RACHEL MARTINEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$174,603.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law

- ✓ L. Keller Mackie, Attorney at Law
 - Michael Zientz, Attorney at Law
 - Lori Liane Long, Attorney at Law
 - Chelsea Schneider, Attorney at Law
 - Ester Gonzales, Attorney at Law
 - Karla Balli, Attorney at Law
- Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

 Megan L. Rendle

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Austin County Clerk and caused it to be posted at the location directed by the Austin County Commissioners Court.

23-000262-810-1 // 7203 JANICEK ST, WALLIS, TX 77485



4798483

FILED

2023 OCT -5 AM 11:15


ANDREA CARDENAS
COUNTY CLERK
AUSTIN COUNTY, CLERK

2023-0036

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated April 19, 2013, executed by **RALPH CASTILLO, AN UNMARRIED PERSON, AND MARIA HERNANDEZ, AN UNMARRIED PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 132137, Official Public Records of Austin County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Megan Randle, Robert Randle or Ebbie Murphy, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, November 7, 2023**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Austin, County Courthouse at the place designated by the Commissioner's Court for such sales in Austin County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2013 Cavco Manufactured Home, Serial No. CAV150TX1210298AB.

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.

EXECUTED this 29th day of September, 2023.

Norma Jean Hesselstine
COUNTY CLERK
AUSTIN COUNTY CLERK

2023 OCT -5 AM 11:15

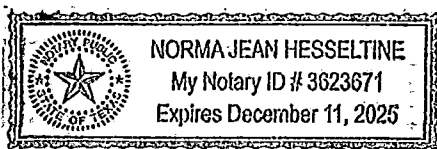
FILED

K. Littlefield *Megan L. Randle*
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.

802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 29th day of September, 2023, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION OF A 3.9837 ACRE TRACT - RALPH CASTILLO AND MARIA HERNANDEZ

A TRACT OR PARCEL OF LAND CONTAINING 3.9837 ACRES OUT OF AND A PART OF LOT 22 OF GREEN ACRES SUBDIVISION IN THE CITY OF WALLIS IN THE C.C. ALLEN SURVEY, ABSTRACT 404 AUSTIN COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17 AND 18 OF THE AUSTIN COUNTY PLAT RECORDS WHICH IS A REMAINDER OF THE ORIGINAL SO CALLED 4 ACRE TRACT AND 1 ACRE OFF THE EAST PORTION OF SAID LOT DESCRIBED IN INSTRUMENT RECORDED IN 2004, PAGE 805 OF THE DEED RECORDS OF AUSTIN COUNTY ALSO DESCRIBED IN CLERK'S FILE NO. 048096 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY SAID 3.9837 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a ¾ inch iron pipe found at the West corner of Lot 22 and the North corner of Lot 23 of Green Acres Subdivision as delineated on map or plat recorded in Cabinet 1, Sheets 17 and 18 of the Map Records of Austin County whence the West corner of said subdivision bears South 44 degrees 59 minutes 06 seconds West -905.94 ft.;

THENCE North 44 degrees 59 minutes 06 seconds East with the Northwest boundary of said subdivision and Lot 22 a distance of 440.21 ft. to a ¾ inch iron pipe found at the North corner of Lot 22 and the West corner of Lot 21;

THENCE South 40 degrees 35 minutes 22 seconds East with the division line between Lots 21 and 22 a distance of 203.59 ft. to a ½ inch iron rod found at the North corner of said 1 acre save and except tract;

THENCE South 44 degrees 59 minutes 53 seconds West with the Northwesterly line of said 1 acre save and except tract a distance of 150.00 ft. to a ½ inch iron rod found at the West corner of said 1 acre save and except tract and a re-entrant corner of the herein described 3.9837 acre tract;

THENCE South 40 degrees 35 minutes 22 seconds East with the Southwesterly boundary of said 1 acre save and except tract a distance of 291.00 ft. to a ¾ inch iron rod found marking the East corner of the herein described 3.9837 acre tract and the South corner of said 1 acre save and except tract in the Northwesterly right-of-way line of Blakley Road (50 ft. right-of-way);

THENCE South 44 degrees 59 minutes 53 seconds West with the Northwesterly right-of-way line of Blakley Road a distance of 290.20 ft. to a ¾ inch iron pipe found at the South corner of Lot 22 and the herein described 3.9837 acre tract and marking the East corner of Lot 23 and the South corner of Lot 22;

THENCE North 40 degrees 35 minutes 22 seconds West with the division line between Lots 22 and 23 a distance of 494.48 ft. to the PLACE OF BEGINNING and containing 3.9837 acres of land and being known as 10369 Blakley Road, Wallis, Texas 77485.