

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, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: December 22, 2014

Grantor(s): Joshua Traverse and wife, Casey Traverse

Original Trustee: Thomas E. Black, Jr.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for HomeBridge Financial Services, Inc. DBA Real Estate Mortgage, its successors and assigns

Recording Information: Clerk's File No. 145555, in the Official Public Records of AUSTIN County, Texas.

Current Mortgagee: Seneca Mortgage Servicing LLC

Mortgage Servicer: Seneca Mortgage Servicing LLC, whose address is C/O 611 Jamison Road Elma, NY 14059-9392 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: 09/06/2016 **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:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONSISTING OF 11.936 ACRES LOCATED IN THE JAMES COCHRANE SURVEY, A-146, AUSTIN COUNTY, TEXAS. SUBJECT TRACT BEING THAT SAME TRACT DESCRIBED IN DEED TO JOSHUA TRAVERSE, AND WIFE, CASEY TRAVERSE RECORDED IN FILE# 130178 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. SAID TRACT CONSISTING OF 11.936 ACRES, OF WHICH 0.936 ACRES ARE WITHIN THE LIMITS OF LOOP ROAD (PUBLIC ROAD) AND 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 AUSTIN 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.

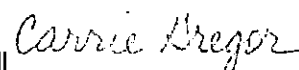
For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200



Megan Randle-Bender as Substitute Trustee, Leb Kemp as Successor Substitute Trustee, Vince Ross as Successor Substitute Trustee, Wayne Wheat as Successor Substitute Trustee, Wes Wheat as Successor Substitute Trustee, Traci Yeaman as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Kelley Burns as Successor Substitute Trustee, Matthew Wolfson as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Daniel Willisie as Successor Substitute Trustee, Dann Porter as Successor Substitute Trustee, Tanya Graham as Successor Substitute Trustee, Chris Dagnarest as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Rebecca Bolton as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee

16 AUG 15 AM 10: 57



COUNTY CLERK
AUSTIN COUNTY, TEXAS



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: September 06, 2016

Time: The sale will begin at 1:00PM 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.

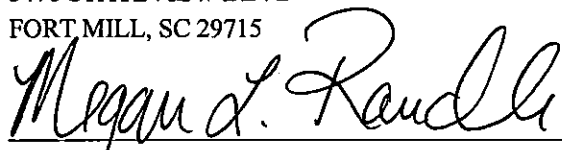
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 19, 2003 and recorded in Document CLERK'S FILE NO. 032388 real property records of AUSTIN County, Texas, with SCOTT BROWN AND RENATA BROWN, grantor(s) and WELLS FARGO HOME MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SCOTT BROWN AND RENATA BROWN, securing the payment of the indebtednesses in the original principal amount of \$117,700.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2003-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-HE2 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715




MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

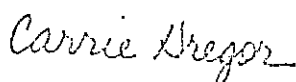
My name is Megan L. Randle and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 08/15/16 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.



Declarant's Name: Megan L. Randle
Date: 08/15/16

FILED

16 AUG 15 AM 10:56



COUNTY CLERK
AUSTIN COUNTY TEXAS



NOS0000005996186

EXHIBIT "A"

TRACT I

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.483 ACRE OF LAND, MORE OR LESS, IN THE JOHN NICHOLS LEAGUE, ABSTRACT 73, AUSTIN COUNTY, TEXAS, SAME BEING ALL THAT CERTAIN TRACT ONE CALLED 21,000 SQUARE FOOT PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 454, PAGE 145 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAID 0.483 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE INTERSECTION OF THE COMMON SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST 2ND STREET (50 FEET IN WIDTH) (UNDEVELOPED) AND THE COMMON NORTHWESTERLY RIGHT-OF-WAY LINE OF EAST LINE AVENUE (35 FEET IN WIDTH) (UNDEVELOPED), SAME BEING THE COMMON NORTHEAST CORNER OF LOT 1, BLOCK 2, BELLVILLE REAL ESTATE AND BUILDING ASSOCIATION ADDITION AS RECORDED IN VOLUME 22, PAGE 468 OF THE DEED RECORD OF AUSTIN COUNTY, TEXAS, AND SAME BEING THE POINT OF BEGINNING AND NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, LEAVING SAID COMMON SOUTHWESTERLY RIGHT-OF-WAY LINE AND WITH SAID COMMON NORTHWESTERLY RIGHT-OF-WAY LINE SOUTH 25 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 140.11 FEET (CALLED SOUTH 25 DEGREES 20 MINUTES 00 SECONDS WEST 140.00 FEET) (BASIS OF BEARINGS) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING IN THE COMMON NORTHEASTERLY LINE OF A 16 FOOT ALLEYWAY, SAME BEING THE COMMON SOUTHEAST CORNER OF SAID LOT 1 AND SAME BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, LEAVING SAID COMMON NORTHWESTERLY RIGHT-OF-WAY LINE AND WITH SAID COMMON NORTHEASTERLY LINE, NORTH 64 DEGREES 40 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.15 FEET (CALLED NORTH 64 DEGREES 40 MINUTES 00 SECONDS WEST, 150.00 FEET) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE COMMON SOUTHEAST CORNER OF THAT CERTAIN CALLED 0.241 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 540, PAGE 665 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAME BEING THE COMMON SOUTHWEST CORNER OF LOT 3, SAID BLOCK 2, AND SAME BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, LEAVING SAID COMMON NORTHEASTERLY LINE AND WITH SAID COMMON LINE, NORTH 25 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 140.11 FEET (CALLED NORTH 25 DEGREES 20 MINUTES 00 SECONDS EAST, 140.00 FEET) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE COMMON NORTHEAST CORNER OF THAT CERTAIN CALLED 0.241 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 756, PAGE 476 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAME BEING IN THE COMMON SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST 2ND STREET, SAME BEING THE COMMON NORTHWEST CORNER OF SAID LOT 3, AND SAME BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH SAID COMMON SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 64 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.15 FEET (CALLED SOUTH 64 DEGREES 40 MINUTES 00 SECONDS EAST, 150.00 FEET) TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING 0.483 ACRE OF LAND, MORE OR LESS.

TRACT II

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.483 ACRE OF LAND, MORE OR LESS, IN THE JOHN NICHOLS LEAGUE, ABSTRACT 73, AUSTIN COUNTY, TEXAS, SAME BEING ALL THAT CERTAIN TRACT TWO CALLED 21,000 SQUARE FOOT PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 454, PAGE 145 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAID 0.483 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE INTERSECTION OF THE COMMON NORTHWESTERLY RIGHT-OF-WAY LINE OF EAST LINE AVENUE (35 FEET IN WIDTH) (UNDEVELOPED) AND THE COMMON NORTHEASTERLY RIGHT-OF-WAY LINE OF EAST 3RD STREET (50 FEET IN WIDTH), SAME BEING THE COMMON SOUTHEAST CORNER OF LOT 7, BLOCK 2, BELLVILLE REAL ESTATE AND BUILDING ASSOCIATION ADDITION AS RECORDED IN VOLUME 22, PAGE 468 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, AND SAME BEING THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, LEAVING SAID COMMON NORTHWESTERLY RIGHT-OF-WAY LINE AND WITH SAID COMMON NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 64 DEGREES 40 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.15 FEET (CALLED NORTH 64 DEGREES 40 MINUTES 00 SECONDS WEST, 150.00 FEET) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE COMMON SOUTHEAST CORNER OF LOT 10 OF SAID BLOCK 2 AS RECORDED IN VOLUME 767, PAGE 329 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAME BEING THE COMMON SOUTHWEST CORNER OF LOT 9 OF SAID BLOCK 2, AND SAME BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, LEAVING SAID COMMON NORTHEASTERLY RIGHT-OF-WAY LINE AND WITH SAID COMMON LINE, NORTH 25 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 140.06 FEET (CALLED NORTH 25 DEGREES 20 MINUTES 00 SECONDS EAST, 140 FEET) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE COMMON NORTHEAST CORNER OF SAID LOT 10, SAME BEING IN THE COMMON SOUTHWESTERLY LINE OF A 16 FOOT ALLEYWAY, SAME BEING THE COMMON NORTHWEST CORNER OF SAID LOT 9, AND SAME BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH SAID COMMON SOUTHWESTERLY LINE, SOUTH 64 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF



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150.15 FEET (CALLED SOUTH 64 DEGREES 40 MINUTES 00 SECONDS EAST, 150.00 FEET) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING IN THE COMMON NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST LINE AVENUE, SAME BEING THE COMMON NORTHEAST CORNER OF SAID LOT 7, AND SAME BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, LEAVING SAID COMMON SOUTHWESTERLY LINE AND WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 25 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 140.06 FEET (CALLED SOUTH 25 DEGREES 20 MINUTES 00 SECONDS WEST, 140.00 FEET) (BASIS OF BEARINGS) TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING 0.483 ACRE OF LAND, MORE OR LESS.



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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
COUNTY OF AUSTIN §

FILED
AUG -2 AM 8:00
Carrie Dregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

WHEREAS, on the 3rd day of March, 2014, STARBEAR, LTD. and PARVIZ HAKIMZADEH ("Borrowers") did execute and deliver to Moody National Bank ("Moody National"), a national banking association, that one certain promissory note in the original principal amount of ONE MILLION NINETY-THREE THOUSAND AND NO/100 DOLLARS (\$1,093,000.00), as thereafter renewed, extended and/or modified; said Note being secured by a Deed of Trust, Security Agreement and Financing Statement executed by Borrower STARBEAR, LTD. and recorded under Instrument No. 140925 in the Official Public Records of Austin County, Texas, as thereafter renewed, extended and/or modified by that certain renewal and extension agreement dated effective September 3, 2014, recorded under Instrument No. 144322 in the Official Public Records of Austin County, Texas, and that certain second renewal, extension and modification agreement dated effective March 3, 2015, recorded under Instrument No. 151675 in the Official Public Records of Austin County, Texas, (such instruments being referred to as the "Note", "Deed of Trust", and collectively "Renewals", respectively), and creating a lien on certain real property situated in Austin County, Texas as described herein; and

WHEREAS, defaults have occurred and Moody National, the legal owner and holder of the Note, Renewals and Deed of Trust, has demanded cure of defaults, and, such cure not having been made, Moody National has accelerated said indebtedness and demanded payment in full on the above described Note and Renewals together with all expenses permitted under the terms of the Deed of Trust and the whole of said indebtedness has become due and payable in full; and

WHEREAS, Borrowers as obligors, despite Moody National's demand, have failed to pay and continue to fail to pay the Note; and

WHEREAS, Moody National, the owner and holder of the Note therein described, has duly appointed Mark K. Wilson as Substitute Trustee, and requested Mark K. Wilson as Substitute Trustee under the Deed of Trust to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the indebtedness secured thereby, but notice is hereby given that Moody National may appoint another person as substitute trustee to conduct the sale herein described as provided in the Deed of Trust:

NOW THEREFORE, NOTICE IS HEREBY GIVEN that after due publication of this Notice as required by the Deed of Trust, that on Tuesday, the 6th day of September, 2016, at 10:00 a.m., or within three (3) hours thereafter, I, Mark K. Wilson, Substitute Trustee, will sell at the area designated by the Commissioners Court of Austin County ("Commissioners") as the designated area for the conduct of foreclosure sales of this nature in Austin County, Texas (or at such other location as may be designated by the Commissioners after the sending of this Notice and before the sale), to-wit: the foyer/lobby of the Austin County Courthouse located at One East Main, Bellville, Austin County, Texas 77418, to the highest bidder for cash (subject to the provisions of the Deed of Trust permitting the beneficiary under the Deed of Trust to have its bid credited to the indebtedness owed to such beneficiary by Borrowers under the Note and Deed of

FILED
AUG -2 AM 8:00
Carrie Dregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2016-036

Trust up to the amount of unpaid indebtedness secured by the Deed of Trust at the time of the sale), the following described real property lying and being situated in the County of Austin, State of Texas, together with all improvements thereon and all fixtures and personal property covered by the Deed of Trust, and which includes, without limitation, the following described real property, together with improvements thereon, situated in Austin County, Texas, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.**

The Deed of Trust permits Moody National as the beneficiary thereunder to postpone, withdraw, or reschedule the sale for another day. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Mark K. Wilson, Substitute Trustee, may be contacted at 2302 Postoffice St., Galveston, Texas 77550 or telephone number (409) 765-5561.

Assert and protect your rights as a member of the armed forces of the United States. If you 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 military service to Mark K. Wilson, Substitute Trustee, at 2302 Postoffice St., Galveston, Texas 77550 immediately.

THE SALE OF THE PROPERTY SHALL BE "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE OR MOODY NATIONAL, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER MOODY NATIONAL NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER AT THIS FORECLOSURE SALE.

EXECUTED on this the 7 day of August, 2016.

Mark K. Wilson

Mark K. Wilson , Substitute Trustee
Address: 2302 Postoffice St.
Galveston, Texas 77550

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was acknowledged before me on this 1 day of August, 2016, by Mark K. Wilson, Substitute Trustee under the Deed of Trust.

Laurie E. Popovich
NOTARY PUBLIC in and for the State of Texas

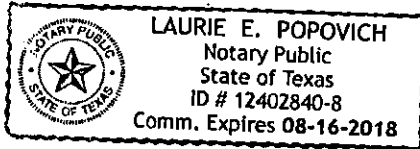


EXHIBIT "A"

A 0.9779 acre (42,595.00 sq. ft.) tract of land out of John Nichols League Abstract #73, in Bellville, Austin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod marking the Southeasterly corner of Melvin McGill and Martha E. McGill property being the same property conveyed by Fred Smith, Jr., et ux, to Humble Oil and Refining Company by two deeds dated April 20, 1929, and recorded in Volume 81, Page 328 of the Deed Records of Austin County, Texas, as corrected by instrument dated August 19, 1959 and recorded in Volume 245, Pages 447-448 of the Deed Records of Austin County, Texas for the Northeasterly corner of the herein described tract, said point being on the Westerly R.O.W. line of G. C. & S. F. Railroad (100' R.O.W.):

THENCE South 08° 00' 57" East, along the Westerly R.O.W. line of said R.R. Row, a distance of 428.39 feet to a 5/8" iron rod for a corner;

THENCE South 08° 04' 35" East, continuing along the Westerly right-of-way line of said R.R. right-of-way, a distance of 896.43 feet to a 5/8 inch iron rod for the most Southerly corner of the herein described tract, on the Easterly right-of-way line of South Front Street Highway 36 (60.0' R.O.W.)

THENCE North 11° 08' 11" West, along the Easterly R.O.W. line of said South Front Street, a distance of 898.76 feet to a 5/8" iron rod for a corner;

THENCE North 08° 21' 11" West, continuing along the Easterly R.O.W. line of said South Front Street (Hwy 36), a distance of 428.45 feet to a fence post on the Southwesterly corner of said McGill property, for the Northwesterly corner of the herein described tract;

THENCE North 83° 10' 23" East, along the South line of said McGill property, a distance of 50.51 feet to the Point of Beginning & containing 0.9779 (42,595.00 sq. ft.) tract of land.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/01/2001
Grantor(s): JAMES L. HARVEY AND SPOUSE, REBA L. HARVEY
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$55,500.00
Recording Information: Instrument 015562
Property County: Austin
Property: LOT NO. SEVENTEEN OF THE SOUTH "Y" ADDITION TO THE TOWN OF SEALY, AUSTIN COUNTY, TEXAS, ACCORDING TO THE MAP OF SAID ADDITION FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF AUSTIN COUNTY, TEXAS, IN VOLUME 199, PAGE 318, OF THE DEED RECORDS
Reported Address: 1443 TAUBER LANE, SEALY, TX 77474

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America
Mortgage Servicer: Seterus, Inc.
Current Beneficiary: Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America
Mortgage Servicer Address: 14523 SW Millikan Way, Suite 200, Beaverton, OR 97005

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of September, 2016
Time of Sale: 01:00PM
or within three hours thereafter.
Place of Sale: AT THE FOYER OF THE AUSTIN COUNTY COURTHOUSE in Austin County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Austin County Commissioner's Court.
Substitute Trustee(s): Megan Randle-Bender, Rebecca Bolton, Cristina Camarata, Sammy Hooda, Michael Burns, 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 Randle-Bender, Rebecca Bolton, Cristina Camarata, Sammy Hooda, Michael Burns, 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 Randle-Bender, Rebecca Bolton, Cristina Camarata, Sammy Hooda, Michael Burns, 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

16 JUL 29 PM 4:11

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

9565-N-0323

2146979913

POSTPKG

2016-035

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/27/2012
Grantor(s): KEVIN W. HAM, JOINED HEREIN PRO FORMA BY HIS WIFE, LORI KISLOW HAM
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SWBC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$101,938.00
Recording Information: Instrument 123175
Property County: Austin
Property: LOT THREE (3) IN BLOCK NO. FIVE (5), IN THE DUBOSE ADDITION TO THE TOWN OF WALLIS, IN AUSTIN COUNTY, TEXAS, AND BEING A PART OF THE SAME LAND CONVEYED TO JOHN ZUREK BY FRANK PAZDERNY, ETUX, BY DEED DATED DECEMBER 8, 1931, RECORDED IN VOLUME 45, PAGE 532, DEED RECORDS OF AUSTIN COUNTY, TEXAS.
LOT FOUR (4) IN BLOCK NO. FIVE (5), IN THE DUBOSE ADDITION TO THE TOWN OF WALLIS, IN AUSTIN COUNTY, TEXAS, AND BEING A PART OF THE SAME LAND CONVEYED TO JOHN ZUREK BY FRANK PAZDERNY, ETUX, BY DEED DATED MARCH 26, 1928, RECORDED IN VOLUME 81, PAGE 526, DEED RECORDS OF AUSTIN COUNTY, TEXAS.
Reported Address: 6015 DUBOSE STREET, WALLIS, TX 77485

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of September, 2016
Time of Sale: 01:00PM
or within three hours thereafter.
Place of Sale: AT THE FOYER OF THE AUSTIN COUNTY COURTHOUSE in Austin County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Austin County Commissioner's Court.
Substitute Trustee(s): Megan Randle-Bender, Evan Press, Kristopher Holub, Patrick Zwierns, Kelley Burns, Dann Porter, Chris Demarest, Tanya Graham, Matthew Wolfson, Daniel Willsie, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, 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 Randle-Bender, Evan Press, Kristopher Holub, Patrick Zwierns, Kelley Burns, Dann Porter, Chris Demarest, Tanya Graham, Matthew Wolfson, Daniel Willsie, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, 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 Randle-Bender, Evan Press, Kristopher Holub, Patrick Zwierns, Kelley Burns, Dann Porter, Chris Demarest, Tanya Graham, Matthew Wolfson, Daniel Willsie, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, 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.

FILED

Very truly yours,

Buckley Madole, P.C.

9926-N-2123

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Carrie Greger

PG. INTY CLERK
AUSTIN COUNTY, TEXAS

POSTPKG

2016-034

Notice of Foreclosure Sale

PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO THE RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON SEPTEMBER 6, 2016.

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. *Property to Be Sold.* The property to be sold is described as follows:

WALLIS T/S BLOCK 24 LOT 18, 19, 20; and more fully described as Lots Eighteen (18), Nineteen (19) and Twenty (20) in Block Twenty-Four (24) of the Town of Wallis, Austin County, Texas, according to the map and plat recorded in Volume X, Page 7 of the Deed Records of Austin County, Texas; more commonly known as 6202 Railroad Street, Wallis, Texas 77485.

2. *Instrument to be Foreclosed.* The instruments to be foreclosed are the Property Tax Lien Deed of Trust (Deed of Trust) recorded in Document No. 095922 of the real property records of Austin County, Texas and the Transferred Tax Lien recorded in Document Nos. 100287, 113899, and 123907 of the 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: September 6, 2016.

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Lobby of the Austin County Courthouse or as otherwise designated by County Commissioner.

4. *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 amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2016-032

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 or any 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 Trustee or any Substitute Trustee.

5. *Type of Sale.* The sale is an expedited foreclosure sale of a Transferred Tax Lien created pursuant to Sections 32.06 and 32.065, Texas Tax Code, Section 51.002, Texas Property Code and the power of sale granted by the Deed of Trust executed by Francheye L. Mackey.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Note in the original principal amount of \$19,364.21, modified on August 2, 2011 in the modified principal amount of \$29,926.75, modified a second time on July 25, 2012 in the modified principal amount of \$42,033.33, executed by Francheye L. Mackey, and payable to the order of Hunter-Kelsey II, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtednesses of Francheye L. Mackey to Hunter-Kelsey II, LLC. Hunter-Kelsey II, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to Nikolaos P. Stavros or Lindsey Kelly at 3624 N. Hills Drive, Suite B-100, Austin, Texas 78731.

7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: July 8, 2016

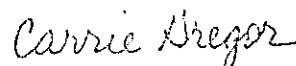


Dora Martinez, Rick Martinez, Nikolaos P. Stavros,
Lindsey Kelly, Wendy Storey, or Michelle Brown
3624 North Hills Dr., Suite B-100
Austin, TX 78731
Telephone: (512) 346-6011
Fax: (512) 346-6005

AFTER POSTING RETURN TO:
Stavros & Kelly, PLLC
3624 North Hills Dr., Suite B-100
Austin, TX 78731
Tel: (512) 346-6011
Fax: (512) 346-6005

FILED

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COUNTY CLERK
AUSTIN COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Nina H. Elston	Deed of Trust Date	December 31, 2007
Original Mortgagee	Equipoint Financial Network, Inc.	Original Principal	\$82,500.00
Recording Information	Instrument #: 081064 in Austin County, Texas	Original Trustee	Tommy Bastian
Property Address	724 Eagle Lake Road, Sealy, TX 77474	Property County	Austin

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	James B. Nutter & Company	Mortgage Servicer	James B. Nutter & Company
Current Beneficiary	James B. Nutter & Company	Mortgage Servicer Address	4153 Broadway, Kansas City, MO 64111

SALE INFORMATION:

Date of Sale	09/06/2016
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The foyer of the Austin County Courthouse County Courthouse in Austin County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Austin County Commissioner's Court.
Substitute Trustees	Megan Randle-Bender, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF AUSTIN, AND STATE OF TEXAS, BEING DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN AUSTIN COUNTY, TEXAS, A PERT OF LOT 1, BLOCK 38, OF SEALY SUBDIVISION, IN THE SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT NO. 5, AND BEING PART OF LOT 39, OF AN ADDITION TO THE TOWN OF SEALY, TEXAS, MAP OF SAID ADDITION AND BEING RECORDED IN VOLUME 18, PAGE 2, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS; AND BEING PART OF A CERTAIN 0.49 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM VINCENCIE PECHACEK, ET AL TO WILLIE PECHACEK RECORDED IN VOLUME 276, PAGE 300-304, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE FOUND AT THE NORTH CORNER OF THE SAID 0.49 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO WILLIE PECHACEK RECORDED IN VOLUME 276, PAGE 300-304, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS;

THENCE SOUTH 32 DEGREES 15' 30" EAST FOR 103.60 FEET TO A POINT FOR CORNER ON CONCRETE FRAME FOUNDATION;

THENCE SOUTH 45 DEGREES 00' WEST, PASSING AN IRON PIN AT 0.50 FEET, A TOTAL DISTANCE OF 85.75 FT. TO AN IRON PIN IN THE SOUTHWEST LINE OF THE SAID 0.49 ACRE TRACT;

THENCE WITH THE SOUTHWEST LINE, NORTH 44 DEGREES 40' WEST FOR 102.00 FEET TO A 5/8 INCH IRON ROD FOUND SET INSIDE A 2 INCH IRON PIPE FOUND AT THE WEST CORNER OF THE 0.49 ACRE TRACT IN THE SOUTHEAST LINE OF EAGLE LAKE ROAD;

2016-008@

NOTICE OF TRUSTEE'S SALE

THENCE WITH THE ROAD LINE, NORTH 45 DEGREES 30' EAST FOR 108.0 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.226 ACRES OF LAND.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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 amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 816-00202

PAGE 2

NOTICE OF TRUSTEE'S SALE

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Dated February 16, 2016.



Michael Linke
5001 Spring Valley Road
Suite 1020W
Dallas, TX 75244
(469) 729-6800

Return to: TAHERZADEH, PLLC

FILED

16 FEB 19 AM 11:54

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS