

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: 04/04/2017

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

Place: The Foyer of the Austin County Courthouse or any other area designated by the County Commissioners Court 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: 1327 Maler Rd, Sealy, TX 77474-1671

- 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
- 3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/11/2005 and recorded 04/18/2005 in Document 052321, Book --- Page --- and Bill of Sale Recorded on 09/13/2002 in Document 025476 and Re-recorded on 09/19/2004 in Document 045979, real property records of Austin County, Texas, with **Edward Hill and wife Victor Hill** grantor(s) and Option One Mortgage Corporation, a California Corporation.
- 4. Appointment of Substitute Trustee:** The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.
- 5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Edward Hill and wife Victor Hill** securing the payment of the indebtedness in the original principal amount of **\$ 147,250.00**, 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 Soundview Home Loan Trust 2005-OPT1, Asset-Backed Certificates, Series 2005-OPT1** is the current mortgagee of the note and the 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.

Notice of [Substitute] Trustee Sale

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

1 Acre Tract of land in the Isaac Gifford (surveyor)

All that certain tract or parcel of land situated in Austin County, Texas, in the Isaac Gifford Survey, Abstract No. 179, and being part of a certain 4.8869 acre tract of land set aside for Lester Downey in an Agreed Judgement of Partition recorded in Volume 683, Page 118 of the Official Records of Austin County, Texas. and being more particularly described as follows:

Beginning at a ½ inch iron pipe found at the east corner of the said Downey 4.8869 acre tract of land in the southwest line of Maler Road. This point also being the north corner of a 4.8869 acre tract of land set aside for Jo Downey Sevalia, a/k/a Joella Jerrells, a/k/a Joe Downey Jerrels in an Agreed Judgement of Partition recorded in volume 683, page 118 of the official records of Austin County, Texas:

Thence, with the common line between the Downey and Jerrells tract of land, South 45°00'00" west for 208.71 feet to a ½ inch iron pin set for the south corner of this 1.000 acre tract of land;

Thence, North 45° 05' 00" west for 208.71 feet to a ½ inch iron pin set for the west corner of this 1.000 acre tract of land;

Thence, North 45°00'00" east for 208.71 feet to a ½ inch iron pin set for the north corner of this 1.000 acre tract of land in the southwest fine of Maler Road;

Thence, with the southwest line of Maler Road, South 45°05'00" east for 208.71 feet to the place of beginning and containing 1.000 acre of land.

The bearings recited herein are based on the southeast line of the Lester Downey tract of land

8. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: 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.

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: February 17, 2017

Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton, – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

Megan L. Randle - Bender, Evan Press, Kristopher Holub, Patrick Zwiers, Kelley Burns, Dann Porter, Chris Demarest, Tanya Graham, Matthew Wolfson, Daniel Willsie, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Rebecca Bolton, Chance Oliver, Max Murphy or Bret Allen, – Substitute Trustee(s)

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

FILED

17 FEB 23 AM 10:44

COUNTY CLERK
AUSTIN COUNTY, TEXAS

Notice of Foreclosure Sale

Date: March 13, 2017

Deed of Trust ("Deed of Trust")

Dated: October 25, 2013

Grantor: Monuelle F. Jennings, Jr. and wife, Laura Jennings

Trustee: Neely Fay Grawunder

Lender: The First National Bank of Bellville, Bellville, Texas

Recorded in: Clerk's File No. 135466, Official Public Records of Austin County, Texas

Secures: Fixed Rate Note Secured by Real Estate ("Note") in the original principal amount of \$34,600.00 executed by Monuelle F. Jennings, Jr. and wife, Laura Jennings ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent

Foreclosure Sale:

Date: Tuesday, April 4, 2017

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.**

Place: Austin County Courthouse
One East Main
Bellville, Austin County, Texas

The foyer of the Austin County Courthouse as designated by the Austin County Commissioners under Order No. 87-351, recorded in Volume 9, Page 242, Commissioners Court Minutes, Austin County, Texas

FILED

17 MAR 13 AM 9: 36

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2017-011

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.


NEELY FAY GRAWUNDER, Trustee

EXHIBIT A

All that certain tract or parcel of land being situated in Austin County, Texas, in the John Nichols League, abstract # 73, in the City of Bellville, and being the same tract conveyed to Ollen E. Peters from Leon A. Krause by deed dated the 25th day of March, 1975, and recorded in Volume 370 page 36 of the deed records of Austin County, Texas, and being more particularly described as follows:

Beginning at an iron pin in the East margin of South Bell street for the Northwest corner of said Ollen E. Peters lot, this point also being the Southwest corner of the James Hagen lot recorded in Volume 330 page 241.

Thence South $66^{\circ} 09'$ East 175.5 feet to an iron pin found for the Southeast corner of said James Hagen lot.


Thence South $64^{\circ} 06'$ East 184.60 feet to an iron pin in the West line of the Jennings lot.

Thence South $24^{\circ} 51'$ West, at 13.4 feet a common corner with the Jennings and Jack Barrett lots, a total distance of 129.30 feet to an iron pin.

Thence North $63^{\circ} 50'$ West, at 27.7 feet the Northeast corner of the Irene Debnal lot, a total distance of 265.50 feet to an iron pin in the East margin of said South Bell Street.

Thence North $01^{\circ} 05'$ East 135.70 feet with said Bell Street to the place of beginning containing 37,961 sq. ft. or 0.860 acre of land.

Surveyed this 14th day of November, 1981.


G. W. Vande
Registered Public Surveyor
License Number 1705

Being the same property described in deed dated December 19, 1986, from Finance American Corporation to Monelle F. Jennings, Jr., recorded in Volume 531, Page 335, Official Records, Austin County, Texas.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 02/17/2009
Grantor(s): JOSE G. SOTO, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR HOME FINANCING UNLIMITED, INC. D/B/A MISSION MORTGAGE OF TEXAS, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$137,142.00
Recording Information: Instrument 090814
Property County: Austin
Property:

A TRACT OF LAND IN THE ALEX SOMMERVILLE SURVEY, ABSTRACT NO. 289, AUSTIN COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 1.00 ACRES (43,560 SQUARE FOOT) OF LAND MORE OR LESS IN THE ALEX SOMMERVILLE SURVEY (A-289), AUSTIN COUNTY, TEXAS, BEING THE SAME LAND AS DESCRIBED IN DEED FROM EMIL PACHANEC AND WIFE, MARY M. PECHANEC, DATED MAY 29, 1974 AND RECORDED IN VOLUME 364, PAGE 59 OF THE REAL PROPERTY RECORDS OF AUSTIN COUNTY, TEXAS. AS SHOWN IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DESCRIPTION OF A 43,560 SQUARE FOOT (1.0000 ACRE) TRACT OF LAND IN THE ALEX SOMMERVILLE SURVEY, AUSTIN COUNTY, TEXAS AND BEING THAT SAME TRACT DESCRIBED IN VOL. 364, PAGE 59 OF THE AUSTIN COUNTY DEED RECORDS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON NAD 83), COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF CHEW ROAD AND THE NORTHEASTERLY RIGHT OF WAY OF SOWA ROAD, THENCE, S 45 DEGREES 41' 51" E, ALONG THE NORTHEASTERLY RIGHT OF WAY OF SOWA ROAD, A DISTANCE OF 564.42 FEET TO A 5/8" IRON ROD SET FOR THE MOST WESTERLY CORNER OF THE TRACT HEREIN DESCRIBED AND THE POINT OF BEGINNING, THENCE, N 44 DEGREES 24' 57" E, A DISTANCE OF 308.58 FEET TO A 5/8" IRON ROD SET FOR THE MOST NORTHERLY CORNER OF THE TRACT HEREIN DESCRIBED, THENCE, S 45 DEGREES 21' 46" E, A DISTANCE OF 141.16 FEET TO A 5/8" IRON ROD SET FOR THE MOST EASTERLY CORNER OF THE TRACT HEREIN DESCRIBED, THENCE, S 44 DEGREES 23' 25" W, A DISTANCE OF 308.35 FEET TO A 5/8" IRON ROD SET IN THE NORTHEASTERLY RIGHT OF WAY OF SOWA ROAD AND THE MOST SOUTHERLY CORNER OF THE TRACT HEREIN DESCRIBED, THENCE, N 45 DEGREES 27' 26" W, ALONG THE NORTHEASTERLY RIGHT OF WAY OF SOWA ROAD, A DISTANCE OF 141.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0000 ACRE.

Reported Address: 2526 SOWA ROAD, 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: 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 4th day of April, 2017
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, Doug Woodard, Kristie Alvarez, Julian Perrine, Kathleen Adkins, Amy Bowman, Evan Press, Renee Thomas, Reva Rouchon-Harris, Monica Hirvela, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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, Doug Woodard, Kristie Alvarez, Julian Perrine, Kathleen Adkins, Amy Bowman, Evan Press, Renee Thomas, Reva Rouchon-Harris, Monica Hirvela, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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;

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17 MAR 14 AM 8:41
Carrie Morgan
COUNTY CLERK
AUSTIN COUNTY, TEXAS

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, Doug Woodard, Kristie Alvarez, Julian Perrine, Kathleen Adkins, Amy Bowman, Evan Press, Renee Thomas, Reva Rouchon-Harris, Monica Hirvela, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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.

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: 04/04/2017

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

Place: The Foyer of the Austin County Courthouse or any other area designated by the County Commissioners Court 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: 2000 FM 109, New Ulm, TX 78950

- 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
- 3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/14/2006 and recorded 07/19/2006 in Document 064227, Book xxx Page xxx, real property records of Austin County Texas, with Sergio Garcia and Linda Garcia, husband and wife, grantor(s) and Fieldstone Mortgage Company, as Lender, Mortgage Electronic Registration Systems, INC., as Beneficiary.
- 4. **Appointment of Substitute Trustee:** The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.
- 5. **Obligation Secured:** Deed of Trust or Contract Lien executed by Sergio Garcia and Linda Garcia, husband and wife, securing the payment of the indebtedness in the original principal amount of \$127,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. HSBC Bank USA, National Association, as Trustee of the Fieldstone Mortgage Investment Trust, Series 2006-3 is the current mortgagee of the note and the deed of trust or contract lien.

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PNL

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2017-013

Notice of [Substitute] Trustee Sale

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:

Field notes of a survey of a 3.071 acre tract of land. Being all that certain tract or parcel of land lying and situated in Austin County, Texas, out of the A.J. Bell Survey, Abstract No. 127, said 3.071 acres of land being all that certain 3.00 acres of land described in a deed from Zack Sayre et ux, to James H Skelton and Pamela Skelton, dated February 14, 1995, recoded in Volume 722, Page 892- Official Records of Austin County, Texas, to which reference is made for all purposes and the said 3.071 acres of land being described by metes and bounds as follows To-Wit:

BEGINNING at a 2 inch iron pipe found in Southeast right of way line of Farm to Market Highway No. 109 for North corner of said 3.071 acre tract, said pipe being also West corner of a 5.30 acre tract conveyed to John Michell, Volume 470, Page 326- Deed Records of Austin County, Texas

THENCE S 78° 41' E a distance of 559.42 feet with Southwest line of said 5.30 acre tract to centerline of a creek for corner, said corner being also S 78°41' E 57.00 feet from a ½ inch iron rod set, said corner being also north line of a 39.214 acre tract conveyed to Malcolm Krause, Volume 397, Page 946- Deed Records of Austin County, Texas

THENCE following centerline of said creek and North line of said 39.214 acre tract along the following courses and distance S 18° 11' W 37.29 feet, S 33° 57' E 63.85 feet, S 14°20'09" W 146.67 feet to a point for corner said corner being also S 78°41' E 14.00 feet from a ½ inch iron rod set;

THENCE N 78°41' W a distance of 591.00 feet with Northeast line of a 1.74 acre tract conveyed to Malcolm Krause, Volume 629, Page 468- and a 1.13 acre tract conveyed to Malcolm Krause Volume 523, Page 782- Deed Records of Austin County, Texas to a ½ inch iron rod set in Southeast right of way line of said Highway No.109

THENCE N 10° 55' E a distance of 228.43 feet with Southeast right of way line of said Highway No.109 to place of beginning, containing 3.071 acres of land

Being the same Property Described in Deed Dated September 28, 1995, from James H. Skelton and Wife, Pamela Skelton to Mark McMahon and Wife, Karen McMahon, Recorded in Volume 737, Page 575, Official Records, Austin County, Texas.

Notice of [Substitute] Trustee Sale

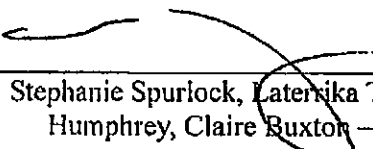
8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any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

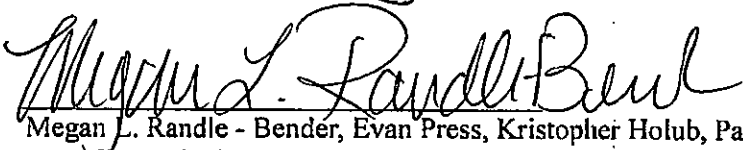
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

9. **Limitation of Damages:** 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.

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: March 8, 2017


Stephanie Spurlock, Laternika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer


Megan L. Randle - Bender, Evan Press, Kristopher Holub, Patrick Zwiers, Kelley Burns, Dann Porter, Chris Demarest, Tanya Graham, Matthew Wolfson, Daniel Willsie, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Rebecca Bolton, Chance Oliver, Max Murphy or Bret Allen – Substitute Trustee(s)

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd. NE; Bldg. 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

COUNTY OF AUSTIN

WHEREAS, on the 27th day of February, 2004, Harry W. Sturges IV and Rocky Luetge ("Borrowers") did execute and deliver to Industry State Bank, a Texas banking association, that one certain promissory note in the original principal amount of ONE HUNDRED FIFTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$152,500.00),; said Note being secured by a Deed of Trust executed by Borrowers and recorded under Instrument No. 041306 in the Official Public Records of Austin County, Texas, (such instruments being referred to as the "Note"and "Deed of Trust"" , respectively), and creating a lien on certain real property situated in Austin County, Texas as described herein; and

Said Note and Liens having been transferred to RockDrummer LLC by instrument dated September 11, 2012 recorded in Clerk's File No 124542 of the Official Public Records of Austin County Texas.

WHEREAS, defaults have occurred and Rockdrummer, LLC, the legal owner and holder of the Note and Deed of Trust, has demanded cure of defaults, and, such cure not having been made, Rockdrummer has accelerated said indebtedness and demanded payment in full on the above described Note 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 Rockdrummer, LLC's demand, have failed to pay and continue to fail to pay the Note; and

WHEREAS, Rockdrummer LLC, the owner and holder of the Note therein described, has duly appointed Melissa Luetge as Substitute Trustee, and requested Melissa Luetge 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 Rockdrummer, LLC 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 4th day of April, 2017, at 10:00 a.m., or within three (3) hours thereafter, I, Melissa Luetge, 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

CAROLLE KREGOR
COUNTY CLERK
AUSTIN COUNTY, TEXAS

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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 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 Rockdrummer, LLC 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.

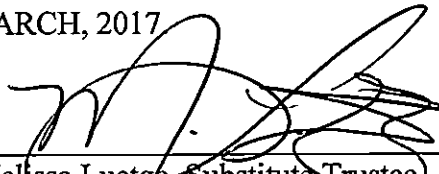
Melissa Luetge, Substitute Trustee, may be contacted at P.O. Box 182, Industry, Texas 78944 or telephone number (979) 357 2444.

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 Melissa Luetge, Substitute Trustee, may be contacted at P.O. Box 182, Industry, Texas 78944 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 ROCKDRUMMER, LLC, EXPRESS, IMPLIED, STATUTORY, QUASISTATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER ROCKDRUMMER LLC 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.

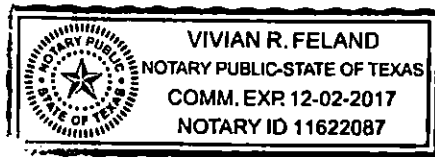
EXECUTED on this the 14th day of MARCH, 2017

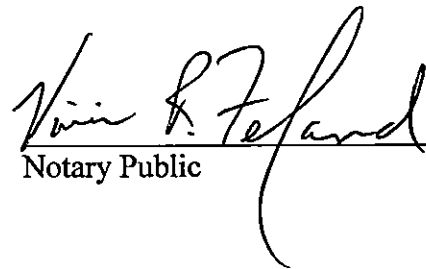


Melissa Luetge, Substitute Trustee
P.O. Box 182, Industry, Texas 78944

STATE OF TEXAS
COUNTY OF AUSTIN

This instrument was acknowledged before me on March 14, 2017 by
Melissa Luetge, Substitute Trustee.





Notary Public

**METES AND BOUNDS
DESCRIPTION
OF
0.448 ACRE
IN THE
J. F. PETTUS LEAGUE, ABSTRACT 75
AUSTIN COUNTY, TEXAS**

BEING all that certain tract or parcel of land containing 0.448 acre of land, more or less, in the J. F. Pettus League, Abstract 75, Austin County, Texas, same being all that certain called 20,000 square foot parcel as described by deed recorded in Volume 337, Page 303 of the Deed Records of Austin County, Texas, said 0.448 acre parcel being more particularly described by metes and bounds as follows, to wit:

COMMENCING, at a concrete monument found for reference, same being in the common southerly right-of-way line of State Highway No. 159 (100 feet in width), same being in the common northerly line of that certain Second Tract called 12.656 acre parcel as described by deed recorded in Volume 274, Page 544 of the Deed Records of Austin County, Texas, from which a concrete monument found for reference bears North 02 degrees 36 minutes 30 seconds East, a distance of 99.44 feet (called 100.00 feet), same being in the common northerly right-of-way line of said called State Highway No. 159, from which a concrete monument found for reference bears North 87 degrees 02 minutes 00 seconds West, a distance of 907.96 feet (called North 87 degrees 02 minutes 00 seconds West) (Basis of Bearings);

THENCE, with said common southerly right-of-way line and said common line, North 87 degrees 02 minutes 00 seconds West, a distance of 40.90 feet (called North 87 degrees 02 minutes 00 seconds West), to a 1/2 inch iron rod set for corner, same being the common most northerly northwest corner of said Second Tract called 12.656 acre parcel, and same being the POINT OF BEGINNING and northeast corner of the tract herein described;

THENCE, leaving said common southerly right-of-way line and with said common line, South 14 degrees 24 minutes 51 seconds West, a distance of 198.31 feet (called Southerly, 200 feet) to a cedar post found for corner, same being an interior corner of said Second Tract called 12.656 acre parcel, and same being the southeast corner of the tract herein described;

THENCE, with said common line, North 88 degrees 11 minutes 35 seconds West, a distance of 100.00 feet (called Westerly, 100 feet) to a 1/4 inch iron rod set for corner, same being the common southeast corner of that certain called 1 acre parcel as described by deed recorded in Volume 487, Page 356 of the Official Records of Austin County, Texas, and same being the southwest corner of the tract herein described, from which a 1/2 inch iron rod found for reference bears North 88 degrees 11 minutes 35 seconds West, a distance of 216.95 feet (called Westerly, 217 2/12 feet), same being the common most westerly northwest corner of said Second Tract called 12.656 acre parcel, same being the common southwest corner of said called 1 acre parcel, same being in the common easterly margin of Boenger Road (width varies);

THENCE, with said common line, North 14 degrees 17 minutes 37 seconds East, a distance of 200.49 feet (called Northerly, 200 feet) to a 1/2 inch iron rod set for corner, same being in the said common southerly right-of-way line of State Highway No. 159, same being the common northeast corner of said called 1 acre parcel, and same being the northwest corner of the tract herein described;

THENCE, with said common southerly right-of-way line and said common line, South 87 degrees 02 minutes 00 seconds East, a distance of 100.00 feet (called Easterly, 100 feet) to the POINT OF BEGINNING of the tract herein described and containing 0.448 acre of land, more or less.

COMPILED BY:
INTERSURV, INC.
P.O. DRAWER 129
BILLVILLE, TEXAS 77418
1-409-865-3545
MAY 2, 1997
PROJECT NO. 97-202



A CERTIFIED COPY

OCT 23 2015
CARRIE GREGOR, County Clerk
Austin County, Texas

By: Laura Alvarenga Deputy

EXHIBIT A

Handwritten initials and the number 5.