

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: January 03, 2017

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 July 21, 2010 and recorded in Document CLERK'S FILE NO. 102953 real property records of AUSTIN County, Texas, with SUSAN LESCHPER AND ANDREW LESCHPER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SUSAN LESCHPER AND ANDREW LESCHPER, securing the payment of the indebtednesses in the original principal amount of \$120,377.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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 Randle-Bender*

MEGAN RANDLE-BENDER, AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, OR DAN HART

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 Randle-Bender, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10/24/16 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

*[Signature]*  
Declarant's Name: Megan Randle-Bender  
Date: 10/24/16

FILED

16 OCT 24 AM 8: 28

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY



NOS0000006346555

2016-047

EXHIBIT "A"
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6.158 ACRES

ALL THAT TRACT OR PARCEL OF LAND CONSISTING OF 6,158 ACRES LOCATED IN THE JAMES CUMMINGS HACIENDA, A-31, AUSTIN COUNTY, TEXAS. SUBJECT TRACT BEING A PORTION OF THE CALLED 40.000 ACRE TRACT THAT IS DESIGNATED AS TRACT 3 DESCRIBED IN DEED TO WALTER LESCHPER RECORDED IN VOLUME 265, PAGE 526 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. SAID TRACT CONSISTING OF 6.158 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE FOUND IN THE EAST RIGHT-OF-WAY OF F. M. HIGHWAY 331 (100' R.O.W.) AND BEING THE SOUTHWEST CORNER OF THE CALLED 2.00 ACRE TRACT BELONGING TO WALTER LESCHPER, JR., ET UX RECORDED IN VOLUME 594, PAGE 861 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS AND BEING BETTER DESCRIBED IN VOLUME 46, PAGE 267 OF THE MORTGAGE RECORDS OF AUSTIN COUNTY, TEXAS AND BEING THE NORTHWEST CORNER OF THE RESIDUE OF THE 40.000 ACRE TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT. FROM SAID PIPE, A 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY OF F. M. HIGHWAY 331 AND BEING AT THE INTERSECTION OF THE SOUTH LINE OF THE 40.000 ACRE PARENT TRACT AND THE EAST RIGHT-OF-WAY OF F. M. HIGHWAY 331, BRS. S 19D 45' 20" W, 1042.47 FT.;

THENCE S 69D 48' 45" E, WITH THE COMMON LINE WITH THE 2.00 ACRE ADJOINING TRACT AND PASSING AT 335.09 FT. A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE 2.00 ACRE ADJOINING TRACT, THE SAME BEING THE SOUTHWEST CORNER OF THE 1.000 ACRE ADJOINING TRACT THAT WAS SURVEYED AND DESCRIBED FOR THE MARY LESCHPER ESTATE BY SURVEY DATED NOVEMBER 11, 2009 AND CONTINUING WITH THE COMMON LINE WITH SAID 1.000 ACRE TRACT, A TOTAL DISTANCE OF 525.05 FT. (NO CALL) TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE 1.000 ACRE TRACT AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 19D 45' 37" W, WITH THE COMMON LINE WITH THE 31.143 ACRE TRACT, WHICH IS ALSO A PORTION OF THE 40.000 ACRE PARENT TRACT THAT HAS BEEN SURVEYED AND DESCRIBED THIS DAY, A DISTANCE OF 239.62 FT. (NO CALL) TO A 1/2" IRON ROD SET FOR AN ANGLE POINT;

THENCE S 71D 07' 40" E, CONTINUING WITH THE COMMON LINE WITH THE 31.143 ACRE TRACT, A DISTANCE OF 94.23 FT- (NO CALL) TO A 1/2" IRON ROD SET FOR AN ANGLE POINT;

THENCE S 18D 41' 21" W, CONTINUING WITH THE COMMON LINE WITH THE 31.143 ACRE TRACT, A DISTANCE OF 236.08 FT. (NO CALL) TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 68D 55' 40" W, CONTINUING WITH THE COMMON LINE WITH THE 31.143 ACRE TRACT, A DISTANCE OF 623.79 FT. (NO CALL) TO A 1/2" IRON ROD SET IN THE EAST RIGHT-OF-WAY OF F. M. HIGHWAY 331 AND BEING THE NORTHWESTERLY CORNER OF THE 31.143 ACRE ADJOINING TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 19D 45' 20" E, WITH THE EAST RIGHT-OF-WAY OF F. M. HIGHWAY 331, A DISTANCE OF 463.83 FT. (CALLED BRG. N 19D 56' E) TO THE PLACE OF BEGINNING AND CONTAINING 6.158 ACRES, MORE OR LESS.

NOTES: BEARINGS SHOWN HEREON ARE BASED ON THE 50.671 ACRE TRACT RECORDED IN FILE# 084557 O.R.A.C.T.



NOS0000006346555

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

**DEED OF TRUST INFORMATION:**

Date: 09/10/2008  
Grantor(s): SELINA VEGA, JOINED HEREIN PRO FORMA BY HER HUSBAND, LUIS HUMBERTO VEGA AND MARIA RODRIGUEZ, A SINGLE PERSON  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME FINANCING UNLIMITED, INC. D/B/A MISSION MORTGAGE OF TEXAS, INC., IT SUCCESSORS AND ASSIGNS  
Original Principal: \$147,581.00  
Recording Information: Instrument 084845  
Property County: Austin  
Property: LOT SIX (6), BLOCK ONE (1), EAGLE POINT SUBDIVISION IN AUSTIN COUNTY, TEXAS, DESCRIBED IN VOLUME 1, PAGE 397-400, PLAT RECORDS.  
Reported Address: 1729 EAGLE LAKE 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: Wells Fargo Bank, NA  
Mortgage Servicer: Wells Fargo Bank, N. A.  
Current Beneficiary: Wells Fargo Bank, NA  
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

Date of Sale: Tuesday, the 3rd day of January, 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-Bender, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwierns, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, 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, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwierns, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, 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, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwierns, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, 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.

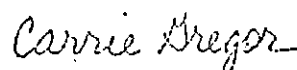
Very truly yours,

Buckley Madole, P.C.



FILED

16 OCT 28 AM 9:55



COUNTY CLERK  
AUSTIN COUNTY, TEXAS

Our File Number: 15-00939

Name: JOE J. CEVALLOS JR., AND SPOUSE, MARTHA SANCHEZ

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 28, 1999, JOE J. CEVALLOS, JR., AND SPOUSE, MARTHA SANCHEZ, executed a Deed of Trust/Security Instrument conveying to EVERETT L. ANSCHUTZ, JR., as Trustee, the Real Estate hereinafter described, to HOME FINANCING UNLIMITED, INC., DBA MISSION MORTGAGE OF TEXAS, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 994610, in the DEED OF TRUST OR REAL PROPERTY records of AUSTIN COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JANUARY 3, 2017**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in AUSTIN COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

FIELD NOTES FOR A 2.137 ACRE TRACT OF LAND OUT OF A 164.9809 ACRE TRACT OUT OF A CALLED 400 ACRE TRACT (VOLUME 290, PAGE 657, DEED RECORDS) AND BEING SITUATED IN THE H. & T.C. RAILROAD COMPANY SURVEY, SECTION 161, ABSTRACT 205, AUSTIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 1753 ORANGE HILL ROAD  
SEALY, TX 77474

Mortgage Servicer: BANK OF AMERICA, N.A.


Noteholder: HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF  
THE GSMPS 2005-RP1 TRUST  
7105 CORPORATE DRIVE  
PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

### ACTIVE MILITARY SERVICE NOTICE

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.

WITNESS MY HAND this 14<sup>th</sup> day of November, 2016.

  
Megan Randle-Bender, Patricia Sanders,  
Frederick Britton, Doug Woodard, Julian Perrine,  
Aarti Patel, Patrick Zwiers, Jack Burns II, Kristie  
Alvarez, Kristopher Holub, Chloe Christensen,  
Maryna Danielian, Rebecca Bolton, Dan Hart,  
Substitute Trustees

FILED

16 NOV 14 AM 10:12

Marinosci & Law Group  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2015-053 yk

FIELD NOTES FOR A 2.137 ACRE TRACT OF LAND OUT OF A 164.9809 ACRE TRACT OUT OF A CALLED 400 ACRE TRACT (VOLUME 290, PAGE 657, DEED RECORDS) AND BEING SITUATED IN THE H. & T.C. RAILROAD COMPANY SURVEY, SECTION 161, ABSTRACT 205, AUSTIN COUNTY, TEXAS.

COMMENCING FOR REFERENCE: At a ½ inch iron pipe found at the intersection of the Northwest line of Orange Hill Road and the Southwest line of Harrison Road;

THENCE: South 45° 00' 00" East a distance of 32.08 feet to a point in the center of said Orange Hill Road;

THENCE: South 45° 12' 14" West a distance of 3857.93 feet along the centerline of said Orange Hill Road to a ½ inch iron rod set for the North corner of this tract and a Northeast corner of the residue of said 164.9809 acre tract and being the ACTUAL PLACE OF BEGINNING;

THENCE: South 45° 00' 23" East at 35.00 feet pass a ½ inch iron rod set and continuing for a total distance of 547.47 feet to a ½ inch iron rod set for the East corner of this tract and an interior corner of the residue of said 164.9809 acre tract;

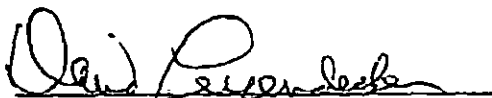
THENCE: South 45° 12' 14" West a distance of 170.00 feet to a ½ inch iron rod set for the South corner of this tract and the East corner of another 2.137 acre tract (surveyed at the same time as this tract and not yet recorded);

THENCE: North 45° 00' 23" West at 512.47 feet pass a ½ inch iron rod set and continuing for a total distance of 547.47 feet to a ½ inch iron rod set in the centerline of said Orange Hill Road for the West corner of this tract and the North corner of said adjoining 2.137 acre tract;

THENCE: North 45° 12' 14" East a distance of 170.00 feet along the centerline of said Orange Hill Road to the ACTUAL PLACE OF BEGINNING and containing 2.137 acres of land with 0.156 acres in the road.

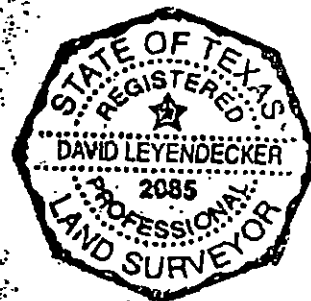
The bearings recited herein are based on the centerline of Orange Hill Road running North 45° 12' 14" East.

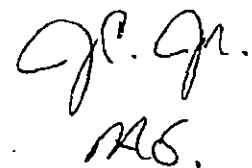
This survey consists of a separate plat and a legal description.



For Clay & Leyendecker, Inc.  
David Leyendecker, R.P.L.S.  
Texas Registration No. 2085  
March 31, 1999  
Updated April 28, 1999

DT/lkw  
HTCR2-2.137 (TR-2)





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: January 03, 2017

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 August 20, 2015 and recorded in Document INSTRUMENT NO. 153330 real property records of AUSTIN County, Texas, with KIMBERLY COOKE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KIMBERLY COOKE, securing the payment of the indebtednesses in the original principal amount of \$303,520.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CMG MORTGAGE, INC. 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB  
425 PHILLIPS BLVD  
EWING, NJ 08618



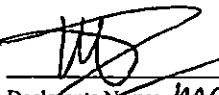
MEGAN RANDLE-BENDER, AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, OR DAN HART

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 Randle-Bender and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 11/14/16 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 Randle-Bender  
Date: 11/14/16



NOS0000006394910

**EXHIBIT "A"**

0.258 ACRES

ALL THAT TRACT OR PARCEL OF LAND CONSISTING OF 0.258 ACRES LOCATED IN THE JOHN NICHOLS LEAGUE, A-73, "CITY OF BELLVILLE", AUSTIN COUNTY, TEXAS. SUBJECT TRACT BEING THAT SAME TRACT, CALLED 11,216 SQ. FT. (0.258 ACRES) AND DESCRIBED IN VOLUME 362, PAGE 495 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS AND ALSO DESCRIBED IN VOLUME 679, PAGE 808 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. SAID TRACT CONSISTING OF 0.258 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF EAST AUSTIN STREET AND THE EAST RIGHT-OF-WAY OF SAN ANTONIO STREET AND BEING THE SOUTHWEST CORNER OF THE 11,216 ACRE TRACT MENTIONED ABOVE AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 32D 39' 30" E, WITH THE EAST RIGHT-OF-WAY OF SAN ANTONIO STREET, A DISTANCE OF 113.88 FT. (CALLED N 32D 48' E, 114.0 FT.) TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF VARIOUS TRACTS BELONGING TO NONIE ENGELKING AS RECORDED IN VOLUME 158, PAGE 547 D.R.A.C.T. AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 63D 59' 36" E, WITH THE COMMON LINE WITH VARIOUS ENGELKING TRACTS AND GENERALLY WITH AN EXISTING FENCE LINE, A DISTANCE OF 94.29 FT. (CALLED S 63D 57' E, 94.0 FT.) TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE 0.244 ACRE TRACT DESCRIBED IN A DEED TO GILMORE E. HUEBNER, ET UX AS RECORDED IN FILE # 994498 D.R.A.C.T. AND BEING THE NORTHWEST CORNER OF THE ERNIE VINCİK ESTATE TRACT AS DESCRIBED IN VOLUME 272, PAGE 603 D.R.A.C.T. AND BEING THE NORTHEAST CORNER OF TH HEREIN DESCRIBED TRACT;

THENCE S 26D 42' 38" W, WITH THE COMMON LINE WITH THE VINCİK TRACT A DISTANCE OF 111.25 FT. (CALLED S 26D 46' W, 111.3 FT.) TO A 1/2" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY OF EAST AUSTIN STREET AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 65D 00' 00" W, WITH THE NORTH RIGHT-OF-WAY OF EAST AUSTIN STREET, A DISTANCE OF 106.13 FT. (CALLED N 65D 00' W, 106.00 FT.) TO THE PLACE OF BEGINNING AND CONTAINING 0.258 ACRES, MORE OR LESS.

FILED

16 NOV 14 AM 10:12

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS



NOS0000006394910

2015-054 RA

## 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:** 01/03/2017

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

**Place:** Austin County Courthouse, One East Main, Bellville, TX 77418 - THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

**Property Address:** 220 Willow St, Sealy, TX 77474

**2. Terms of Sale: Cash**

**3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/16/2009 and recorded 01/04/2010 in Document 095895, Book ---, Page ---, real property records of Austin County Texas, with Steve Coleman and Wife, Cristal Coleman, grantor(s), and Mountain States Mortgage Centers Inc., 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 Steve Coleman and Wife, Cristal Coleman, securing the payment of the indebtedness in the original principal amount of \$116,919.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and the deed of trust or contract lien.

FILED

16 NOV 18 PM 2: 46

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS



## 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:

**LOT 10, BLOCK 2, OF THE WILLOW BROOK SUBDIVISION TO THE CITY OF SEALY, AUSTIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 311, PAGE 24, DEED RECORDS OF AUSTIN COUNTY, TEXAS.**

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:

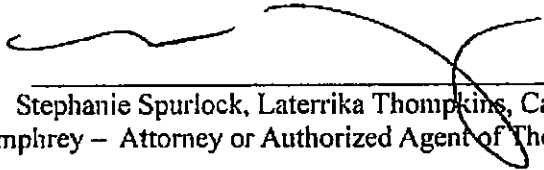
**C/O Ocwen Loan Servicing, LLC  
1661 Worthington Rd., Suite 100  
West Palm Beach, FL 33409  
Phone: 1-800-746-2936**

**Notice of [Substitute] Trustee Sale**

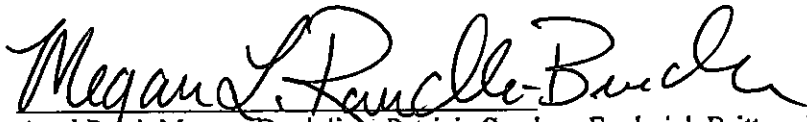
9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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: November 15, 2016



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



Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, 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 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:** 01/03/2017

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

**Place:** Austin County Courthouse, One East Main, Bellville, TX 77418 - THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

**Property Address:** 220 Willow St, Sealy, TX 77474

**2. Terms of Sale: Cash**

**3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/16/2009 and recorded 01/04/2010 in Document 095895, Book ---, Page ---, real property records of Austin County Texas, with Steve Coleman and Wife, Cristal Coleman, grantor(s), and Mountain States Mortgage Centers Inc., 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 Steve Coleman and Wife, Cristal Coleman, securing the payment of the indebtedness in the original principal amount of \$116,919.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and the deed of trust or contract lien.

FILED

16 NOV 18 PM 2:46

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2016-057A

## 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:

**LOT 10, BLOCK 2, OF THE WILLOW BROOK SUBDIVISION TO THE CITY OF SEALY, AUSTIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 311, PAGE 24, DEED RECORDS OF AUSTIN COUNTY, TEXAS.**

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:

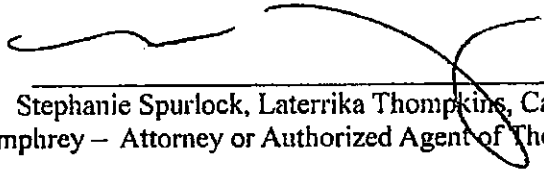
**C/O Ocwen Loan Servicing, LLC  
1661 Worthington Rd., Suite 100  
West Palm Beach, FL 33409  
Phone: 1-800-746-2936**

**Notice of [Substitute] Trustee Sale**

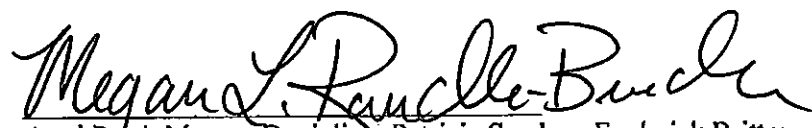
9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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: November 15, 2016



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



Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, 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**

**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 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.**

WHEREAS, on 12/29/2000, MONTE SHANE SCHERBIG AND GLORIA A SCHERBIG, executed a Deed of Trust conveying to **CHRISTINE FOSTER** as Trustee, the Real Estate hereinafter described, to **THE CIT GROUP/CONSUMER FINANCE, INC. (A DELAWARE CORPORATION)**, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 010648, Volume XX, Page XX, and unrecorded loan modification dated 2/11/2011 in the DEED OF TRUST OR REAL PROPERTY records of **AUSTIN COUNTY, Texas**; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned had been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **1/3/2017** beginning not earlier than **1:00 PM**, or not later than three hours thereafter, I will sell said Real Estate in **AUSTIN COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

**LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

Property Address: **651 GEBHARDT RD, SEALY, TX 77474**

Mortgage Servicer: **Caliber Home Loans, Inc.**

Mortgage Servicer Address: **13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134**

Reinstatement Line: **(800) 401-6587**

Noteholder: **The Bank of New York Mellon, the successor to JPMorgan Chase Bank, as Trustee for CIT Home Equity Loan Trust 2002-1**

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

WITNESS MY HAND this day, 11/29/2016



Megan L. Randle-Bender, Rebecca Bolton,  
Substitute Trustee

When recorded please return to:  
**Caliber Home Loans, Inc. – Document Control**  
**13801 WIRELESS WAY**  
**OKLAHOMA CITY, OK 73134**

2016-58



4599943

EXHIBIT "A"

Being all that certain tract or parcel of land containing 2.489 acres, more or less, out of Lots 1 and 2 of the George Sealy Subdivision, as recorded in Volume Y, Page 318 of the Dead Records of Austin County, Texas, and being located in the San Felipe de Austin Town Tract, Abstract 5, Austin County, Texas, and same being a partition out of that certain tract as conveyed by the Estate of C.R. Gebhardt to Gladys Nell Gebhardt as recorded in Volume 45, Page 6 of the Probate Minutes of Austin County, Texas, said 2.489 acres being more particularly described by metes and bounds as follows, to-wit:

COMMENCING for reference at an iron rod found to be the northeast corner of that certain called 1.95 acre tract as recorded in Volume 500, Page 267 of the Official Records of Austin County, Texas, same being in the northwest right of way line of Schmidt Road (60 feet in width);

THENCE, leaving said northwest right of way line of Schmidt Road, North 44 deg. 42 min. 00 sec. West, a distance of 408.44 feet to an iron rod found for corner;

THENCE, South 45 deg. 16 min. 30 sec. West, a distance of 523.08 feet to an iron rod set for corner;

THENCE, North 45 deg. 11 min. 10 sec. West, a distance of 672.71 feet to an iron rod found for corner;

THENCE, North 44 deg. 58 min. 20 sec. East, a distance of 166.72 feet to an iron rod found for corner;

THENCE, North 45 deg. 11 min. 50 sec. West, a distance of 522.57 feet to an iron rod found for corner;

THENCE, South 44 deg. 54 min. 25 sec. West, a distance of 166.62 feet to an iron rod found for corner;

THENCE, North 45 deg. 11 min. 10 sec. West, a distance of 296.70 feet to an iron rod found for corner, same being the

POINT OF BEGINNING of the tract herein described, and same being the most southerly southeast corner of the tract herein described;

THENCE, North 45 deg. 11 min. 10 sec. West, a distance of 65.05 feet to an iron rod set for corner;

THENCE, South 45 deg. 44 min. 03 sec. West, a distance of 348.93 feet to an iron rod set for corner;

THENCE, North 45 deg. 11 min. 10 sec. West, a distance of 135.23 feet to an iron rod set for corner;

THENCE, North 42 deg. 42 min. 00 sec. East, a distance of 368.23 feet to an iron rod set for corner;

THENCE, North 42 deg. 37 min. 03 sec. West, a distance of 37.67 feet to an iron rod set for corner;

THENCE, North 44 deg. 54 min. 00 sec. East, a distance of 208.28 feet to an iron rod set for corner;

THENCE, South 45 deg. 06 min. 00 sec. East, a distance of 260.35 feet to an iron rod found for corner;

THENCE, South 45 deg. 44 min. 03 sec. West, a distance of 225.80 feet to an iron rod set for corner to the POINT OF BEGINNING of the tract herein described and containing 2.489 acres of land, more or less.

FILED

16 NOV 29 PM 3: 27

*Carrie Gregor*

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: January 03, 2017

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 August 06, 2012 and recorded in Document CLERK'S FILE NO. 123660 real property records of AUSTIN County, Texas, with RANDAL W MCKENZIE AND TAMMY MCKENZIE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RANDAL W MCKENZIE AND TAMMY MCKENZIE, securing the payment of the indebtednesses in the original principal amount of \$159,747.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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-Bender*

MEGAN RANDLE-BENDER, AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, OR DAN HART

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-Bender and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 11/29/16 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

*[Signature]*  
Declarant's Name: Megan L. Randle-Bender  
Date: 11/29/16

2016-59



**EXHIBIT "A"**

A TRACT OF LAND CONTAINING 87,119.36 SQUARE FEET (2.000 ACRES) OF LAND SITUATED IN AUSTIN COUNTY, TEXAS, IN THE MARTIN M. KENNEDY, A-352, AND BEING A PART OF THE THIRD TRACT DESCRIBED IN A DEED FROM AUGUSTA KINKLER TO JOHN E. PESCHEL, RECORDED IN VOLUME 119, PAGE 17 OF THE DEED RECORDS OF AUSTIN COUNTY ALSO BEING DESCRIBED IN VOLUME 325, PAGE 126 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAID 2.000 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED

BEGINNING AT AN 1/2 INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID 2.000 ACRE TRACT IN THE SOUTHWEST LINE OF SAID THIRD TRACT, SAID CORNER BEARS SOUTH 45 DEG. 00' 00" EAST, 834.82 FEET FROM THE WEST CORNER OF SAID THIRD TRACT;

THENCE NORTH 45 DEG. 00' 00" EAST, 417.42 FEET WITH THE NORTHWEST LINE OF SAID 2,000 ACRES TRACT OF A 1/2 INCH IRON ROD FOR CORNER,

THENCE SOUTH 45 DEG. 10' 00" EAST, A DISTANCE OF 208.71 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 45 DEG. 00' 00" WEST, 417.42 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHWEST LINE OF SAID THIRD TRACT;

THENCE NORTH 45 DEG. 10' 00" WEST, A DISTANCE OF 208.71 FEET TO TO THE PLACE OF BEGINNING AND CONTAINING 2.000 ACRES OF LAND, MORE OR LESS.

FILED

16 NOV 29 PH 3: 27

*Carrie Gregor*  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS



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**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 JANUARY 3, 2017.**

**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:

**TRACT 3 - 7.010 ACRES**

ALL THAT TRACT OR PARCEL OF LAND consisting of 7.010 Acres located in the Samuel Williams Survey, A-104, Austin County, Texas. Subject tract being out of a 21.030 Acre tract, which is the residue of a called 46.236 Acre tract that was conveyed to Richard Bouldin by deed recorded in Volume 264, Page 64 of the Deed Records of Austin County, Texas. Said tract consisting of 7.010 Acres and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the Northwest corner of the 21.030 Acre tract mentioned above, the same being the Northwest corner of that called 46.236 Acre tract and being the Northwest corner of the herein described tract;

THENCE S 45° 42' 21" E, with the South line of a called 9.75 Acre tract belonging to W. O. Eckermann as recorded in Volume 301, Page 350 D.R.A.C.T. and generally with a barb wire fence a distance of 992.94 ft. to a 3/8" iron rod found for the Northeast corner of the herein described tract;

THENCE S 42° 46' 53" W, with the West line of a called 46.25 Acre tract belonging to W. O. Eckermann a distance of 306.63 ft. to a 1/2" iron rod set for the Northeast corner of a 7.010 Acre tract that has been designated as Tract 2 and being the Southeast corner of the herein described tract;

THENCE N 45° 42' 47" W, with the North line of Tract 2 and passing at 948.84 ft. to a 1/2" iron rod set for the Northeast corner of a 0.367 Acre Easement Tract and continuing a total distance of 998.84 ft. to a 1/2" iron rod set for the Northwest corner of Tract 2 and being the Southwest corner of the herein described tract;

THENCE N 43° 53' 00" E, with the East line of the called 4.743 Acre tract belonging to W. O. Eckermann as recorded in Volume 270, Page 271 D.R.A.C.T. and generally with an old barb wire fence a distance of 306.66 ft. to the PLACE OF BEGINNING and containing 7.010 Acres.

**EASEMENT TRACT - 0.367 ACRE**

ALL THAT TRACT OR PARCEL OF LAND consisting of 0.367 Acres located in the Samuel Williams Survey, A-104, Austin County, Texas. Subject tract being out of a 21.030 Acre tract, which is the residue of a

2016-60

called 46.236 Acre tract that was conveyed to Richard Bouldin by a deed recorded in Volume 264, Page 64 of the Deed Records of Austin County, Texas. Said tract also being out of a 7.010 Acre tract, that has been designated as Tract 2 and surveyed and described for Richard Bouldin this day. Said tract consisting of 0.367 Acres and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the centerline of Schoneau Road and being the Northwest corner of a 7.010 Acre tract designated as Tract 1, the same being the Southwest corner of the above mentioned Tract 2 and being the Southwest corner of the herein described tract. From said rod the Southwest corner of the 21.030 Acre tract brs. S 42° 22' 51" W, 309.37ft;

THENCE N 42° 22' 51" E, with the projection of the centerline of said road a distance of 35.74 ft. to a 1/2" iron rod found at a fence corner post in the East right-of-way line of Schoneau Road and being an angle point in the herein described tract;

THENCE N 38° 43' 49" E, with the East line of a called 4.743 Acre tract belonging to W.O. Eckermann as recorded in Volume 270, Page 271 D.R.A.C.T. and generally with an old barb wire fence a distance of 168.75 ft. to a tree fence line angle;

THENCE N 43° 53' 00" E, with the East line of the Eckermann Tract and generally with an old barb wire fence a distance of 102.97 ft. to a 1/2" iron rod set for the Northwest corner of Tract 2, the same being the Southwest corner of a 7.010 Acre tract that has been designated as Tract 3 and being the Northwest corner of the herein described tract;

THENCE S 45° 42' 47" E, with the South line of Tract 3, the same being the North line of Tract 2 a distance of 50.00 ft. to a 1/2" iron rod set for the Northeast corner of the herein described tract;

THENCE S 40° 52' 49" W, severing Tract 2 a distance of 307.18 ft. to a 1/2" iron rod set on the South line of Tract 2, the same being the North line of Tract 1 and being the Southeast corner of the herein described tract;

THENCE N 45° 42' 47" W, with the common line between Tract 2 and Tract 1 a distance of 50.00 ft. to the PLACE OF BEGINNING and containing 0.367 Acres.

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. 101650 of the real property records of Austin County, Texas and the Transferred Tax Lien recorded in Document No. 101837 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: January 3, 2017.

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 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.

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 Leroy Smith, Jr. and LaShandle Smith.

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 \$12,395.28, executed by Leroy Smith, Jr. and LaShandle Smith, 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 Leroy Smith, Jr. and LaShandle Smith 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, Lindsey Kelly, or Wendy Storey 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.

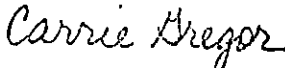
Dated: December <sup>12<sup>th</sup></sup>, 2016

  
\_\_\_\_\_  
Dora Martinez, Nikolaos P. Stavros,  
Lindsey Kelly, Wendy Storey, or Calli Rawls  
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

16 DEC 12 AM 11:01



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: January 03, 2017

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 May 29, 2003 and recorded in Document CLERK'S FILE NO. 033608 real property records of AUSTIN County, Texas, with ELWOOD PENROSE AND BETTY RAE PENROSE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ELWOOD PENROSE AND BETTY RAE PENROSE, securing the payment of the indebtednesses in the original principal amount of \$124,650.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE 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. SETERUS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SETERUS, INC.  
14523 SW MILLIKAN WAY SUITE 200  
BEAVERTON, OR 97005

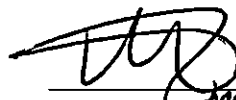


MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK  
Substitute Trustee

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

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 12/13/16 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

Certificate of Posting

  
Declarant's Name: Megan L. Randle  
Date: 12/13/16



NOS0000006409130

2016-062

**EXHIBIT "A"**

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.250 ACRES OF LAND, MORE OR LESS, IN THE SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT 5, AUSTIN COUNTY, TEXAS, SAME BEING OUT OF THAT CERTAIN CALLED 6.000 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN CLERK'S FILE NO. 007080 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAID 5.250 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 COMMON INTERSECTION OF THE SOUTHEASTERLY MARGIN OF MANAK ROAD (WIDTH VARIES) AND THE SOUTHWESTERLY MARGIN OF SKRIVANEK ROAD (WIDTH VARIES), AND SAME BEING THE POINT OF BEGINNING AND NORTHERLY CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE BEARS SOUTH 45 DEGREES 04 MINUTES 10 SECONDS EAST, A DISTANCE OF 1,029.35 FEET (CALLED SOUTH 45 DEGREES 04 MINUTES 10 SECONDS EAST, 1,029.35 FEET) (BASIS OF BEARINGS), SAME BEING THE NORTHERLY CORNER OF THAT CERTAIN CALLED 7.25 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 259, PAGE 597 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, AND SAME BEING THE EASTERLY CORNER, OF THE RESIDUE OF THAT CERTAIN CALLED 33.492 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 633, PAGE 355 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS;

THENCE, LEAVING SAID COMMON SOUTHEASTERLY MARGIN, WITH SAID COMMON SOUTHWESTERLY MARGIN AND SAID COMMON LINE, SOUTH 45 DEGREES 04 MINUTES 10 SECONDS EAST, A DISTANCE OF 514.68 FEET (CALLED SOUTH 45 DEGREES 04 MINUTES 10 SECONDS EAST, 514.68 FEET) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE COMMON MOST NORTHEASTERLY CORNER OF THE RESIDUE OF SAID CALLED 33.492 ACRE PARCEL, AND SAME BEING THE EASTERLY CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, LEAVING SAID COMMON SOUTHWESTERLY MARGIN AND WITH SAID COMMON LINE, SOUTH 45 DEGREES 48 MINUTES 46 SECONDS WEST, A DISTANCE OF 507.88 FEET (CALLED SOUTH 45 DEGREES 48 MINUTES 46 SECONDS WEST, 507.88 FEET) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING A COMMON NORTHERLY INTERIOR CORNER OF THE RESIDUE OF SAID CALLED 33.492 ACRE PARCEL, AND SAME BEING THE SOUTHERLY CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH SAID COMMON LINE, NORTH 45 DEGREES 04 MINUTES 10 SECONDS WEST, A DISTANCE OF 514.68 FEET (CALLED NORTH 45 DEGREES 04 MINUTES 10 SECONDS WEST, 514.68 FEET) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING IN THE COMMON SOUTHEASTERLY MARGIN OF SAID MANAK ROAD, SAME BEING THE COMMON MOST NORTHWESTERLY CORNER OF THE RESIDUE OF SAID CALLED 33.492 ACRE PARCEL, AND SAME BEING THE WESTERLY CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH SAID COMMON SOUTHEASTERLY MARGIN AND SAID COMMON LINE, NORTH 45 DEGREES 48 MINUTES 46 SECONDS EAST, A DISTANCE OF 322.88 FEET (CALLED NORTH 45 DEGREES 48 MINUTES 46 SECONDS EAST) TO A 1/2 INCH IRON ROD SET FOR CORNER, SAME BEING IN THE COMMON NORTHWESTERLY LINE OF SAID CALLED 6.000 ACRE PARCEL, AND SAME BEING A NORTHWESTERLY CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, LEAVING SAID COMMON SOUTHEASTERLY MARGIN AND SAID COMMON LINE, SOUTH 45 DEGREES 04 MINUTES 10 SECONDS EAST, A DISTANCE OF 272.28 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, AND SAME BEING AN INTERIOR CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 45 DEGREES 48 MINUTES 46 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, AND SAME BEING AN INTERIOR CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 45 DEGREES 04 MINUTES 10 SECONDS, WEST, A DISTANCE OF 272.28 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, SAME BEING IN THE COMMON SOUTHEASTERLY MARGIN OF SAID MANAK ROAD, SAME BEING IN THE COMMON NORTHWESTERLY LINE OF SAID CALLED 6.000 ACRE PARCEL, AND SAME BEING A NORTHWESTERLY CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH SAID COMMON SOUTHEASTERLY MARGIN AND SAID COMMON LINE, NORTH 45 DEGREES 48 MINUTES 46 SECONDS EAST, A DISTANCE OF 65.00 FEET (CALLED NORTH 45 DEGREES 48 MINUTES 46 SECONDS EAST) TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING 5.250 ACRES OF LAND, MORE OR LESS.

FILED

16 DEC 13 PM 1:13

*Carrie Gregor*  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

*JAF*



NOS0000006409130

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: January 03, 2017

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 November 03, 2014 and recorded in Document CLERK'S FILE NO. 144886 real property records of AUSTIN County, Texas, with ROY EUGENE ROBERTSON III AND VIVIAN ROBERTSON, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROY EUGENE ROBERTSON III AND VIVIAN ROBERTSON, securing the payment of the indebtednesses in the original principal amount of \$97,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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*

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 12/13/16 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

*[Signature]*  
Declarant Name: Megan L. Randle  
Date: 12/13/16





**EXHIBIT "A"**

ALL OF LOT NO. 3 AND THE SOUTH 1/2 OF LOT NO. 2, CONTAINING 0.458 ACRE IN BLOCK 29, OF THE TOWN OF NEW ULM, AUSTIN COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 16, PAGE 574, DEED RECORDS OF AUSTIN COUNTY, TEXAS. SAID 0.458 ACRE TRACT BEING THAT SAME PROPERTY DESCRIBED IN A DEED DATED JANUARY 10, 1994, TO PATRICIA DIANE COOK, RECORDED IN VOLUME 697, PAGE 177, OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 0.458 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 3/8 INCH IRON ROD FOUND (NOT CALLED FOR IN RECORD DEED) FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT IN THE SOUTHEAST LINE OF ELM STREET (80' R.O.W) AND THE NORTHEAST LINE OF HOUSTON STREET (80' R.O.W);

THENCE N 23 DEGREES 59' 27" E A DISTANCE OF 139.47 FEET (CALLED N 23 DEGREES 53' E - 135') WITH THE SOUTHEAST LINE OF ELM STREET, SAME BEING THE NORTHWEST LINE OF LOT NO. 3 AND LOT NO. 2 TO A 1 INCH IRON PIPE FOUND (NOT CALLED FOR IN THE RECORD DEED) FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING ALSO THE WEST CORNER OF THE NORTH HALF OF LOT NO. 2;

THENCE S 65 DEGREES 44' 59" E A DISTANCE OF 145.21 FEET (CALLED S 66 DEGREES 07' E - 145') WITH THE NORTHEAST LINE OF THE SOUTH HALF OF LOT NO. 2, SAME BEING THE SOUTHWEST LINE OF THE NORTH HALF OF LOT NO. 2 TO A 3/8 INCH IRON ROD FOUND (NOT CALLED FOR IN RECORD DEED) FOR THE OCCUPIED EAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING ALSO IN CENTERLINE OF A 20 FOOT ALLEY;

THENCE S 25 DEGREES 26' 08" W A DISTANCE OF 138.59 FEET (CALLED S 25 DEGREES 53' W - 135') WITH THE OCCUPIED SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE APPROXIMATE CENTERLINE OF SAID ALLEY TO A 3/8 INCH IRON ROD FOUND (NOT CALLED FOR IN RECORD DEED) FOR THE OCCUPIED SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING ALSO IN THE NORTHEAST LINE HOUSTON STREET;

THENCE N 66 DEGREES 07' 00" W A DISTANCE OF 141.75 FEET (CALLED N 66 DEGREES 07' W - 145') DEPARTING SAID ALLEY AND WITH THE NORTHEAST LINE OF HOUSTON STREET, SAME BEING THE SOUTHWEST LINE OF LOT NO. 3 TO THE PLACE OF BEGINNING CONTAINING 0.458 ACRE OF LAND

ALL BEARINGS ARE BASED ON THE SOUTHWEST LINE OF LOT NO. 3 AS DESCRIBED IN VOLUME 16, PAGE 574, AUSTIN COUNTY DEED RECORDS.

FILED

16 DEC 13 PM 1:13

*Carrie Gregor*COUNTY CLERK  
AUSTIN COUNTY, TEXAS*JAP*

NOS0000006412852

## NOTICE OF TRUSTEE'S SALE

**Date:** December 13, 2016

**Trustee:** Sidney Levine

**Lender:** Lorease A. Gajewski, Individually and as Independent Executor of the Estate of Joe C. Gajewski, Deceased

**Note:** Real Estate Lien Note dated September 1, 2013, in the principal sum of One Hundred Fifteen Thousand Dollars and No/100 (\$115,000.00), executed by Alphonso Resendez and Irene Resendez, and payable to Lorease A. Gajewski, Individually and as Independent Executor of the Estate of Joe C. Gajewski, Deceased

### **Deed of Trust**

**Date:** September 1, 2013

**Grantor:** Alphonse Resendez and wife, Irene Resendez

**Lender:** Lorease A. Gajewski, Individually and as Independent Executor of the Estate of Joe C. Gajewski, Deceased

**Recording information:** Recorded under Austin County Clerk's File No. 135680 in the Official Public Records of Austin County, Texas.

**Property:** 0.472 acre of land located in the San Felipe de Austin Town Tract, A-5, Austin County, Texas, and being more fully described in a Deed from Lorease A. Gajewski, Individually and as Independent Executor of the Estate of Joe C. Gajewski, Deceased, to Alphonso Resendez, et ux, dated September 1, 2013 and recorded under Austin County Clerk's File No. 135679 in the Official Public Records of Austin County, Texas.

**Date of Sale (first Tuesday of month):** January 3, 2017

**Time of Sale:** 1:00 P.M.


**Place of Sale:** In the area designated by the Commissioners' Court of Austin County, Texas, which is the first floor foyer of the Austin County Courthouse located at One East Main, Bellville, Austin County, Texas

Sidney Levine is the Trustee under the Deed of Trust and has been instructed to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

2016-064

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 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.



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SIDNEY LEVINE, Trustee  
110 Main, Suite 201  
P. O. Box 592  
Sealy, Texas 77474  
(979) 885-2989  
(713) 495-9040  
(979) 885-2980 (FAX)  
sealylaw@sbcglobal.net

FILED

16 DEC 13 PM 4:48

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS