

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
HOOE, CHARLES
4914 FM 529 ROAD, BELLVILLE, TX 77418

CONVENTIONAL
Firm File Number: 17-029006

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 15, 2011, CHARLES T HOOE AND WIFE, SONDRRA HOOE, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to MICHAEL H. PATTERSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GREAT WESTERN FINANCIAL SERVICES, INC. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of AUSTIN COUNTY, TX and is recorded under Clerk's File/Instrument Number 113250, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on June 12, 2018 under Cause No. 2018V-0030 in the Judicial District Court of Austin COUNTY, TEXAS.;

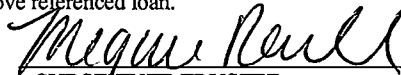
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **September 4, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Austin county, pursuant 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Austin, State of Texas:

PLEASE SEE EXHIBIT A

Property Address: 4914 FM 529 ROAD
BELLVILLE, TX 77418
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

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.



SUBSTITUTE TRUSTEE

Megan Randle, Ebbie Murphy, Doug Woodard, Kristie Alvarez, Julian Perrine, Kathleen Adkins, Amy Bowman, Evan Press, Renee Thomas, Reva Rouchon-Harris, Monica Hirvela, Rebecca Bolton or Amy Jurasek
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

2018-44

EXHIBIT "A"

2.807 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 2.807 Acres located in the Thomas Bell Survey, A-15, Austin County, Texas. Subject tract being that same tract described in a Deed to John E. Anderson, and wife, Yvonne C. Anderson recorded in Volume 615, Page 226 of the Official Records of Austin County, Texas. Said tract consisting of 2.807 Acres and being more particularly described as follows:

BEGINNING at a fence corner post found in the North Right-of-way of F. M. Highway 529 (80 ft. R.O.W.) and being the Southeast corner of a called 3.56 Acre tract described in Deed to James Thompson, et al as described in Volume 422, Page 929 of the Deed Records of Austin County, Texas and being the Southwest corner of the herein described tract. From said fence corner post, a 1/2" iron rod found, for reference, brs. S 16d 22' 43" W, 0.80 ft.;

THENCE N 10d 01' 17" E, with the common line with the Thompson Tract and generally with an existing fence line, a distance of 98.52 ft. (Called N 10d 01' 17" E, 98.52 ft.) to a 1/2" iron rod found at a fence corner post and being the Southwest corner of the called 4.437 Acre tract designated as Tract 7 and belonging now or formerly to the Rev. L. V. Harvey as recorded in Volume 307, Page 244 D.R.A.C.T. and being an angle point in the North line of the herein described tract;

THENCE S 65d 12' 32" E, with the common line with the called 4.437 Acre tract and generally with an existing fence line, a distance of 242.05 ft. (Called S 65d 12' 32" E, 242.05 ft.) to a 1/2" iron rod found at a fence corner post and being the Southeast corner of the called 4.437 Acre tract, for an "L" corner of the herein described tract;

THENCE N 09d 31' 40" E, with the common line with the called 4.437 Acre tract and generally with an existing fence line, a distance of 305.11 ft. (Called N 09d 31' 40" E, 305.11 ft.) to a 1/2" iron rod found at a fence corner post and being the Southwest corner of an approximate 0.7 Acre tract belonging now or formerly to the First National Bank of Bellville and being the residue of the called 12.75 Acre tract recorded in Volume 300, Page 45 D.R.A.C.T. and being the extreme Northwest corner of the herein described tract;

THENCE S 79d 16' 26" E, with the common line with the approximate 0.7 Acre tract mentioned above and generally with an existing fence line, a distance of 230.48 ft. (Called S 79d 16' 26" E, 230.48 ft.) to a 1/2" iron rod found at a fence corner post and being an "L" corner in the First National Bank Tract, for the Northeast corner of the herein described tract;

THENCE S 10d 38' 06" W, continuing with the common line with the First National Bank Tract and generally with an existing fence line, a distance of 466.15 ft. (Called S 10d 38' 06" W, 466.15 ft.) to a 1/2" iron rod found at a fence corner post in the North Right-of-way of F. M. Highway 529 and being the Southeast corner of the herein described tract;

THENCE N 64d 26' 23" W, with the North Right-of-way of F. M. Highway 529, a distance of 474.23 ft. (Called N 64d 26' 23" W, 474.23 ft.) to the PLACE OF BEGINNING and

Carrie Bregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILED RECORDS OF AUSTIN COUNTY, TEXAS



Carrie Bregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

16

113250

FILED

18 JUN 28 PM 4: 36

Carrie Bregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2018-44

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

TS#: 18-20300

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/31/2008, Mariana Olvera, a single person, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Scott R. Valby, as Trustee, Mortgage Electronic Registration Systems, Inc., as solely nominee for Home Financing Unlimited, Inc. d/b/a Mission Mortgage of Texas, Inc., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$116,437.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as solely nominee for Home Financing Unlimited, Inc. d/b/a Mission Mortgage of Texas, Inc., which Deed of Trust is Recorded on 8/5/2008 as Volume 084175, Book , Page , in Austin County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

All that certain tract or parcel of land situated in the City of Sealy, Austin County, Texas, in the San Felipe de Austin Town Tract, Abstract No. 5, and being part of a certain tract of land described in a Deed from Eugene Gajewski and wife, Mary Lou Gajewski to Joe C. Zapalac and wife, Doris Marie Zapalac and recorded in Volume 384, Page 495-498 of the Deed Records of Austin County, Texas. And being more particularly described as follows:

Beginning at a 1/2 inch iron pin found at the Northwest corner of the said Zapalac tract of land in the East line of the Newton Hegemeyer and wife, Elizabeth Ann Hegemeyer, 17,450 square feet tract of land, recorded in Volume 330, Page 415 of the Deed Records of Austin County, Texas. This point also being the Southwest corner of Lot 68 of the Carolyn Meadows Addition, recorded in Volume 256, Page 424-434 of the Deed Records of Austin County, Texas;

Thence, with the common line between the Zapalac tract of land and Lot 68, North 79°22'00" East for 118.19 feet to a 1/2 inch iron pin found at the Northeast corner of Zapalac tract of land and the Southeast corner of Lot 68 in the West line of North Fowlkes Street;

Thence, with the West line of North Fowlkes Street, South 10°29'41" East for 60.00 feet to a 1/2 inch iron pin set for the Southwest corner of this 0.163 acre tract of land;

Thence, across the said Zapalac tract of land, South 79°22'00" West for 118.19 feet to a 1/2 inch iron pin set for the Southwest corner of this 0.163 acre tract of and in the East line of the said Hegemeyer tract of land;



4663723

2018-017

Thence, with the common line between the Zapalac and Hegemeyer tracts of land, North 10°29'41" West for 60.00 feet to the place of beginning and containing 0.163 acre of land.

The bearings recited herein are based on the North line of the Zapalac tract of land.

Commonly known as: **614 FOWLKES ST, SEALY, TX 77474**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Megan L. Randle, Ebbie Murphy** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 9/4/2018 at 1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Austin County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

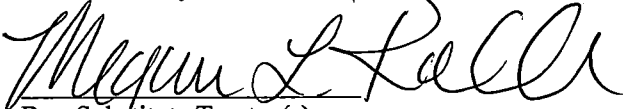
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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.

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.

WITNESS, my hand this 7/11/2018



By: Substitute Trustee(s)
Megan L. Randle, Ebbie Murphy

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

FILED

18 JUL 12 AM 9:11

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2018-047

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: August 05, 2016

Grantor(s): John F. Linville and Wendy A. Linville, husband and wife

Original Trustee: Chuck Owens

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

Recording Information: Clerk's File No. 163262, in the Official Public Records of AUSTIN County, Texas.

Current Mortgagee: iFreedom Direct Corporation

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

Date of Sale: 09/04/2018 **Earliest Time Sale Will Begin:** 1:00 PM

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

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

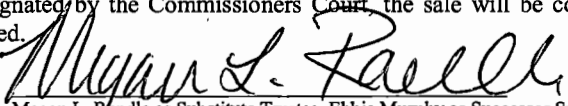
Legal Description:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.605 ACRE OF LAND, MORE OR LESS, IN THE JOHN NICHOLS LEAGUE, ABSTRACT 73, AUSTIN COUNTY, TEXAS, SAME BEING ALL THAT CERAIN CALLED 0.608 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 760, PAGE 730 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

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

For Information:

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


Megan L. Randle as Substitute Trustee, Ebbie Murphy as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

2018-098

Exhibit A

METES AND BOUNDS

DESCRIPTION

OF

0.605 ACRE

IN THE

JOHN NICHOLS LEAGUE, ABSTRACT 73

AUSTIN COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 0.605 acre of land, more or less, in the John Nichols League, Abstract 73, Austin County, Texas, same being all that certain called 0.605 acre parcel as described by deed recorded in Volume 760, Page 730 of the Official Records of Austin County, Texas, said 0.605 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a ½ inch iron rod found for corner, same being in the common southeasterly margin of South Holland Street (width varies), same being the common southwest corner of that certain called 1.003 acre parcel as described by deed recorded in Volume 745, Page 259 of the Official Records of Austin County, Texas, and same being the POINT OF BEGINNING and northwest corner of the tract herein described;

THENCE, leaving said common southeasterly margin and with said common line, South 62 degrees 40 minutes 17 seconds East, a distance of 311.75 feet (called South 62 degrees 48 minutes 12 seconds East, 311.63 feet) to a ½ inch iron rod found for corner, same being in the common southwesterly line of that certain called 2.006 acre parcel as described by deed recorded in Volume 365, Page 332 of the Deed Records of Austin County, Texas, same being the common northwest corner of that certain called 0.510 acre parcel as described by deed recorded in Volume 324, Page 375 of the Deed Records of Austin County, Texas, and same being the northeast corner of the tract herein described;

THENCE, with said common line, South 25 degrees 53 minutes 17 seconds West, a distance of 84.32 feet (called South 25 degrees 00 minutes 00 seconds West, 85.08 feet) to a 2 ¼ inch iron pipe found for corner, same being the common northeast corner of the residue of that certain called 2 acre parcel as described by deed recorded in Volume 472, Page 427 of the Deed Records of Austin County, Texas, and same being the southeast corner of the tract herein described;

THENCE, with said common line, North 62 degrees 48 minutes 12 seconds West, a distance of 310.41 feet (called North 62 degrees 48 minutes 12 seconds West, 311.63 feet) (Basis of Bearings) to a ½ inch iron rod found for corner, same being the common northwest corner of the residue of said called 2 acre parcel, same being in the said common southeasterly margin of South Holland Street, and same being the southwest corner of the tract herein described;

THENCE, with said common southeasterly margin and said common line, North 25 degrees 00 minutes 00 seconds East, a distance of 85.08 feet (called North 25 degrees 00 minutes 00 seconds East, 85.03 feet) to the POINT OF BEGINNING of the tract herein described and containing 0.605 acre of land, more or less.

FILED

18 JUL 17 PM 4:45

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

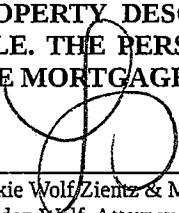
2018-48


NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD 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: SEE EXHIBIT "A"
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/30/2008 and recorded in Document 085316 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: 09/04/2018
Time: 01:00 PM
Place: Austin County Courthouse, Texas, at the following location: INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. Obligations Secured.** The Deed of Trust executed by SHARON L. JACKSON, provides that it secures the payment of the indebtedness in the original principal amount of \$104,339.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. The Bank of New York Mellon Trust Company, N.A., not in its individual capacity, but solely as Trustee of NRZ Pass-Through Trust EBO I for the benefit of the Holders of the Series 2017-2 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is The Bank of New York Mellon Trust Company, N.A., not in its individual capacity, but solely as Trustee of NRZ Pass-Through Trust EBO I for the benefit of the Holders of the Series 2017-2 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint MEGAN L.RANDLE, AMY BOWMAN, EVAN PRESS, REVA ROUCHON-HARRIS, MONICA HIVELA, KATHLEEN ADKINS, KRISTIE ALVAREZ, JULIAN PERRINE, BENJAMIN GRIESINGER, REID RUPLE, CATRENA WARD, KIM HENSHAW, STEPHANIE KOHLER, IAN MOSER OR EBBIE MURPHY, Substitute Trustee to act under and by virtue of said Deed of Trust.

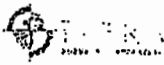
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Veri Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


MEGAN L.RANDLE, AMY BOWMAN, EVAN PRESS, REVA ROUCHON-HARRIS, MONICA HIVELA, KATHLEEN ADKINS, KRISTIE ALVAREZ, JULIAN PERRINE, BENJAMIN GRIESINGER, REID RUPLE, CATRENA WARD, KIM HENSHAW, STEPHANIE KOHLER, IAN MOSER OR EBBIE MURPHY
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Austin County Clerk and caused it to be posted at the location directed by the Austin County Commissioners Court.



LEGAL DESCRIPTION
0.0826 ACRES OF LAND LOCATED IN THE HILLIARD SUBDIVISION, AN UNRECORDED SUBDIVISION LOCATED IN AUSTIN COUNTY, TEXAS

BEING A 0.0826 ACRE (3,600 SQUARE FOOT) TRACT OF LAND LOCATED IN THE HILLIARD SUBDIVISION, AN UNRECORDED SUBDIVISION IN AUSTIN COUNTY, TEXAS, AND BEING THAT TRACT CONVEYED TO JOYCE LEE JACKSON AND SHARON L. JACKSON AS PER AN INSTRUMENT RECORDED IN VOLUME 608, PAGE 677 (CLERK'S FILE NO. 931369) OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. SAID 0.0826 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found for at the northwest corner of the intersection of the north right-of-way line of Andrew Street, a public right-of-way of unknown width, and the west right-of-way line of Dorson Street, a public right-of-way of unknown width.

THENCE North 91°44'27" West, along the said west right-of-way line, a distance of 99.17 feet to a found 1/2 inch iron rod;

THENCE West, at 118.90 feet pass a 1.2 inch iron rod found, to a total distance of 262.56 feet to a 1/2 inch iron rod found for the northwest corner of a called 0.3168 acre tract conveyed to Yvonne R. Seun as per an instrument recorded under County Clerk's File No. 006023 of the Official Records of Austin County, Texas and the southeast corner and PLACE OF BEGINNING of the herein described tract;

THENCE West, along the north line of said 0.3168 acre tract same being the north line of the herein described tract, a distance of 69.00 feet to a 1.2 inch iron rod with cap set in the east line of a tract conveyed to the Leon Johnson and wife Pearl Johnson as per an instrument recorded in Volume 202, Page 563 of the Deed Records of Austin County, Texas and for the southwest corner of the herein described tract;

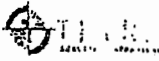
THENCE North, continuing along the east line of said Johnson tract, same being the west line of the herein described tract, a distance of 69.00 feet to a 1/2 inch iron rod with cap set in the south right-of-way line of Wilson Road, a public right-of-way of unknown width, for the northwest corner of the herein described tract;

THENCE East, along the said south right-of-way line of Wilson Road, same being the north line of the herein described tract, a distance of 60.00 feet to a 1/2 inch iron rod with cap set for the northwest corner of a 0.1500 acre tract conveyed to Yvonne Thomas as per an instrument recorded under County Clerk's File No. 044528 of the Official Records of Austin County, Texas, and the northeast corner of the herein described tract;

Exhibit A

16

A CERTIFIED COPY
 Attest: **MAR 16 2010**
GARRIE GREGOR, County Clerk
 Austin County, Texas
 By: *Sarah Fullilove*
 Sarah Fullilove



LEGAL DESCRIPTION
0.0826 ACRES OF LAND LOCATED IN THE HILLIARD SUBDIVISION, AN
UNRECORDED SUBDIVISION LOCATED IN AUSTIN COUNTY, TEXAS...PAGE 2

THENCE South, along the west line of said 0.1500 acre tract, same being the east line of the herein described tract, a distance of 60.00 feet; PLACE OF BEGINNING, containing 0.0826 of an acre (3,600 square feet) of land.

Robert A. Marlowe

Robert A. Marlowe
 Registered Professional Land Surveyor
 Texas Registration No. 4218

Revised September 21, 2005
 T.S.M. and Board 9916016-00

08/20/08

FILED

08 OCT 13 PM 12: 21

Carrie Gregor
 COUNTY CLERK
 AUSTIN COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF AUSTIN

I certify that this instrument was filed on the date and time stamped by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.



Carrie Gregor
 Carrie Gregor, County Clerk
 Austin County, Texas

085316

VX

A CERTIFIED COPY
 MAR 16 2010
 Attest: CARRIE GREGOR, County Clerk
 Austin County, Texas
 By *Sarah Fullilove*
 Sarah Fullilove

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: July 11, 2006	Original Mortgagor/Grantor: RALPH ORTIZ AND LINDA ORTIZ
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICA'S WHOLSALE LENDER, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: DITECH FINANCIAL LLC FKA GREEN TREE SERVICING LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 064472	Property County: AUSTIN
Mortgage Servicer: Ditech Financial LLC	Mortgage Servicer's Address: 2100 E Elliot Rd Building 94, Mail Stop T-325 Tempe, AZ 85284

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

Secures: Note in the original principal amount of \$104,625.00, executed by RALPH ORTIZ AND LINDA ORTIZ ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 1013 GUNNISON STREET, SEALY, TEXAS 77474

Legal Description of Property to be Sold: LOT 7 OF GOEBEL HEIGHTS, AN ADDITION TO THE CITY OF SEALY, AUSTIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 65, PLAT RECORDS OF AUSTIN COUNTY, TEXAS.

Date of Sale: September 04, 2018	Earliest time Sale will begin: 1:00pm
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Place of sale of Property: Austin County Courthouse, One East Main, Bellville, TX 77418 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *DITECH FINANCIAL LLC*, the owner and holder of the Note, has requested Kristie Alvarez, Julian Perrine, Kathleen Adkins, Amy Bowman, Evan Press, Reva Rouchon-Harris, Monica Hirvela, Benjamin Griesinger, Reid Ruple, Catrena Ward, Kim Hinshaw, Stephanie Kohler, Ian Moser, whose address is 1 Mauchly, Irvine, CA 92618, OR Megan Randle, Ebbie Murphy, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *DITECH FINANCIAL LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.



Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as 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, Kristie Alvarez, Julian Perrine, Kathleen Adkins, Amy Bowman, Evan Press, Reva Rouchon-Harris, Monica Hirvela, Benjamin Griesinger, Reid Ruple, Catrena Ward, Kim Hinshaw, Stephanie Kohler, Ian Moser, whose address is 1 Mauchly, Irvine, CA 92618, OR Megan Randle, Ebbie Murphy, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Kristie Alvarez, Julian Perrine, Kathleen Adkins, Amy Bowman, Evan Press, Reva Rouchon-Harris, Monica Hirvela, Benjamin Griesinger, Reid Ruple, Catrena Ward, Kim Hinshaw, Stephanie Kohler, Ian Moser, whose address is 1 Mauchly, Irvine, CA 92618, OR Megan Randle, Ebbie Murphy, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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 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.

/s/William Attmore

William Attmore

Attorney for DITECH FINANCIAL LLC

State Bar No.:24064844

wattmore@rascrane.com

RAS CRANE, LLC / Attorney for Mortgagee

1900 Enchanted Way, Suite 125

Grapevine, TX 76051

Telephone: 817-873-3080

Facsimile: (817)796-6079

Megan L. Runch

FILED

18 JUL 26 AM 10:18

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2018-50

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

AUSTIN County

Deed of Trust Dated: May 16, 2006

Amount: \$236,000.00

Grantor(s): ADELAI DA SEPULVEDA and JOSEPH STEVE SEPULVEDA

Original Mortgagee: COUNTRYWIDE HOME LOANS, INC.

Current Mortgagee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2006-24CB)

Mortgagee Servicer and Address: c/o BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 063290

Legal Description: 14.9236 ACRES OF LAND, MORE OR LESS, OUT OF THE SETH INGRAM SURVEY (A-50), AUSTIN COUNTY, TEXAS, CALLED TRACT ONE AND SET ASIDE TO JOSEPH STEVEN SEPULVEDA AS DESCRIBED IN PARTITION DEED DATED MARCH 4, 1999, FILED MARCH 8, 1999, RECORDED IN FILE NO. 991361, OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.

Date of Sale: September 4, 2018 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

EBBIE MURPHY OR KRISTIE ALVAREZ, JULIAN PERRINE, KATHLEEN ADKINS, AMY BOWMAN, EVAN PRESS, REVA ROUCHON-HARRIS, MONICA HIRVELA, OR BENJAMIN GRIESINGER, REID RUPLE, CATRENA WARD, KIM HINSHAW, STEPHANIE KOHLER, IAN MOSER OR MEGAN RANDLE have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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


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

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

2018-053


RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2014-019982

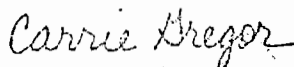


EBBIE MURPHY OR KRISTIE ALVAREZ, JULIAN PERRINE, KATHLEEN
ADKINS, AMY BOWMAN, EVAN PRESS, REVA ROUCHON-HARRIS,
MONICA HIRVELA, OR BENJAMIN GRIESINGER, REID RUPLE, CATRENA
WARD, KIM HINSHAW, STEPHANIE KOHLER, IAN MOSER OR MEGAN
RANDLE

c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

FILED

18 AUG -2 AM 9: 28



COUNTY CLERK
AUSTIN COUNTY, TEXAS

2018-053

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

AUSTIN County
Deed of Trust Dated: October 17, 2000
Amount: \$90,000.00
Grantor(s): MARTIN M. LOZANO and SHAWNA M. LOZANO

Original Mortgagee: DENNIS P. BEAVERS AND LETICA S. HERNANDEZ
Current Mortgagee: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

Recording Information: Document No. 006666

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Date of Sale: September 4, 2018 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

EBBIE MURPHY OR KRISTIE ALVAREZ, JULIAN PERRINE, KATHLEEN ADKINS, AMY BOWMAN, EVAN PRESS, REVA ROUCHON-HARRIS, MONICA HIRVELA, OR BENJAMIN GRIESINGER, REID RUPLE, CATRENA WARD, KIM HINSHAW, STEPHANIE KOHLER, IAN MOSER OR MEGAN RANDLE have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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

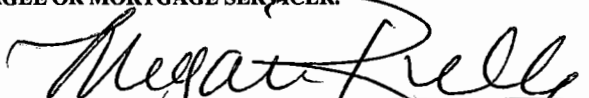
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2016-010740


EBBIE MURPHY OR KRISTIE ALVAREZ, JULIAN PERRINE, KATHLEEN ADKINS, AMY BOWMAN, EVAN PRESS, REVA ROUCHON-HARRIS, MONICA HIRVELA, OR BENJAMIN GRIESINGER, REID RUPLE, CATRENA WARD, KIM HINSHAW, STEPHANIE KOHLER, IAN MOSER OR MEGAN RANDLE
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

METES AND BOUNDS
DESCRIPTION
OF
9.908 ACRES
IN THE
OLIVER JONES SURVEY, ABSTRACT 53
AND THE
N. H. MUNGER LABOR NO. 12, ABSTRACT 268
AUSTIN COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 9.908 acres of land, more or less, in the Oliver Jones Survey, Abstract 53 and the N. H. Munger Labor No. 12, Abstract 268, Austin County, Texas, same being the aggregate of that certain called 5.9500 acre parcel as described by deed recorded in Volume 518, Page 339 of the Official Records of Austin County, Texas and that certain called 4.0118 acre parcel as described by deed recorded in Volume 388, Page 343 of the Deed Records of Austin County, Texas, said 9.908 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1 1/4 inch iron pipe found for corner, same being in the common southeasterly line of that certain Tract No. 1 called 10.2 acre parcel as described by deed recorded in Volume 510, Page 910 of the Official Records of Austin County, Texas, same being the common northwest corner of said called 5.9500 acre parcel, same being in the common southeasterly margin of Grubbs Road (width varied), and same being the POINT OF BEGINNING and most westerly northwest corner of the tract herein described, from which a 1 1/4 inch iron pipe found for reference bears South 25 degrees 00 minutes 00 seconds West, a distance of 617.23 feet (called South 25 degrees 45 minutes 23 seconds West, 617.16 feet) (Vol. 518, Pg. 339);

THENCE, with said common southeasterly margin and said common line, North 82 degrees 37 minutes 37 seconds East, a distance of 314.35 feet (called North 86 degrees 07 minutes 25 seconds East, 314.63 feet) (Vol. 518, Pg. 339) to a 1/4 inch iron pipe found for corner, same being the common southeast corner of said called 5.9500 acre parcel, same being in the common northwesterly line of said called 4.0118 acre parcel, and same being a northerly interior corner of the tract herein described, from which a 1/4 inch iron pipe found for reference bears South 25 degrees 00 minutes 00 seconds West, a distance of 1,042.36 feet (called South 25 degrees 00 minutes 00 seconds West, 1,042.23 feet), same being in the common southeasterly line of said called 5.9500 acre parcel, and same being in the common northwesterly line of said called 4.0118 acre parcel;

THENCE, leaving said common southeasterly margin and with said common line, North 23 degrees 00 minutes 05 seconds East, a distance of 20.00 feet (called North 23 degrees 00 minutes 00 seconds East) (Vol. 388, Pg. 343) to a split set for corner, same being the common southwest corner of that certain Tract Two called 0.9882 acre parcel as described by deed recorded in Volume 381, Page 149 of the Deed Records of Austin County, Texas, same being the common northwest corner of said called 4.0118 acre parcel, and same being the most northerly northwest corner of the tract herein described;

THENCE, with said common line, North 74 degrees 24 minutes 00 seconds East, a distance of 192.07 feet (called North 74 degrees 24 minutes 00 seconds East, 191.00 feet) to a split set for corner, same being the common southeast corner of said called 0.9882 acre parcel, same being the common northeast corner of said called 4.0118 acre parcel, and same being the northeast corner of the tract herein described;

THENCE, with said common line, South 25 degrees 00 minutes 00 seconds West (called South 25 degrees 00 minutes 00 seconds West) (Vol. 388, Pg. 343), pass at a distance of 20.00 feet a 1/4 inch iron rod set for reference, in all a distance of 1,240.60 feet (called 1,240.61 feet) (Vol. 388, Pg. 343) to a 1/4 inch iron rod set for corner, same being in the common northwesterly line of that certain called 103,239 acre parcel as described by deed recorded in Volume 352, Page 124 of the Deed Records of Austin County, Texas, same being the common southeast corner of said called 4.0118 acre parcel, and same being the southeast corner of the tract herein described;

- Contained -
 - Page 1 of 2

EXHIBIT "A"

3

2018-59

- Page 2 of 2
- Meter and Board's Description of 9.908 Acres
- in the Oliver Jones Lober No. 12, Abstract 21 and the
- N. H. Manger Lober No. 12, Abstract 268, Austin County, Texas

THENCE, leaving said common northwesterly line and with said common line, North 65 degrees 00 minutes 00 seconds West, a distance of 145.83 feet (called North 65 degrees 00 minutes 00 seconds East, 145.83 feet) (Vol. 388, Pg. 883) to a 1/4 inch iron rod set for corner, same being in the common westerly line of said called 3.9500 acre parcel, same being the common southwest corner of said called 4.6118 acre parcel, and same being a southerly interior corner of the tract herein described, from which a 1 1/4 inch iron pipe found for reference bears North 25 degrees 00 minutes 05 seconds East, a distance of 3.38 feet (called North 25 degrees 45 minutes 23 seconds East, 2.53 feet) (Vol. 518, Pg. 357), same being in the common southeasterly line of said called 3.9500 acre parcel, and same being in the common northwesterly line of said called 4.6118 acre parcel;

THENCE, with said common line, South 25 degrees 00 minutes 05 seconds West, a distance of 80.67 feet (called South 25 degrees 45 minutes 23 seconds West, 80.67 feet) (Vol. 518, Pg. 357), to a point in the centerline of Mill Creek for corner, same being the common northwest corner of that certain Tract No. 3 called 95.75 acre parcel as described by deed recorded in Volume 194, Page 123 of the Deed Records of Austin County, Texas, same being the common west corner of that certain called 24.137 acre parcel as described by deed recorded in Volume 277, Page 225 of the Deed Records of Austin County, Texas, same being the common southeast corner of said called 3.9500 acre parcel, and same being the southeast corner of the tract herein described;

THENCE, with said common line and said common centerline of Mill Creek, North 24 degrees 56 minutes 36 seconds West, a distance of 171.21 feet (called North 25 degrees 10 minutes 26 seconds West, 170.80 feet) (Vol. 518, Pg. 357) to a point for corner;

THENCE, continuing with said common line and said common centerline of Mill Creek, North 18 degrees 11 minutes 17 seconds West, a distance of 190.87 feet (called North 14 degrees 25 minutes 54 seconds West, 190.67 feet) (Vol. 518, Pg. 357) to a point for corner, same being the common southeast corner of said Tract No. 8 called 10.2 acre parcel, same being the common southwest corner of said called 3.9500 acre parcel, and same being the northwest corner of the tract herein described;

THENCE, leaving said common centerline and with said common line, North 25 degrees 00 minutes 00 seconds East (called North 25 degrees 00 minutes 00 seconds East) (Vol. 113, Pg. 197) (Basis of Bearings), past a distance of 144.34 feet (called 144.31 feet) (Vol. 518, Pg. 357) a 1 1/4 inch iron pipe found for reference, in all a distance of 762.07 feet (called 762.07 feet) to the POINT OF BEGINNING of the tract herein described and containing 9.908 acres of land, more or less.

COMPILED BY:

INTERSURV, INC.
 P. O. Drawer 129
 Bellville, Texas 77418
 1-409-365-2545
 August 27, 1993
 PROJECT NO. 98315



STATE OF TEXAS

COUNTY OF AUSTIN

FILED

00 MAR 23 PH 3: 19

Carrie Gregor
 COUNTY CLERK
 AUSTIN COUNTY, TEXAS



Carrie Gregor

Carrie Gregor, County Clerk
 Austin County, Texas

EXHIBIT A
 FILED

001764

4

18 AUG 13 AM 11: 43

Carrie Gregor

COUNTY CLERK
 AUSTIN COUNTY, TEXAS

2018-54

STATE OF TEXAS
COUNTY OF AUSTIN

§
§
§

NOTICE OF FORECLOSURE SALE

Purchase Money Deed of Trust ("Deed of Trust")

Dated: January 20, 2005

Grantor(s): John L. Johnson & Yvonne Johnson

Trustee: Everett L. Anschutz, Jr.

Lender: Option One Mortgage Corporation

Recorded in: Instrument Number 060222 of the Real Property
Records of Austin County, Texas

Secures: Promissory Note ("Note") in the original principal
amount of \$26,500.00 executed by Grantor(s) and
payable to the order of Lender and all other
indebtedness of Grantor(s) to Lender

Property: The real property and improvements described in
the attached Exhibit A

Assignment: The Note and the liens and security interests of
the Deed of Trust were transferred and assigned
to 20 CAP FUND I, LLC ("Beneficiary") by an
instrument dated June 22, 2015

Substitute Trustee: Megan Randle or Ebbie Murphy

Substitute Trustee's
Street Address: c/o DWaldmanlaw, P.A.
3418 Highway 6 South, Suite B#345
Houston, TX 77082

Mortgage Servicer: FCI Lender Services, Inc.

Mortgage Servicer's
Address: PO Box 27370, Anaheim, CA 92809-0112

Foreclosure Sale:

Date: Tuesday, September 4, 2018

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 1:00pm- 4:00pm local time.

Place: Inside the foyer of the Austin County Courthouse or as designated by the county commissioner's office.

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 20 CAP FUND I, LLC'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, 20 CAP FUND I, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of 20 CAP FUND I, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

FCI Lender Services, Inc. is representing 20 CAP FUND I, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of 20 CAP FUND I, LLC and FCI Lender Services, Inc. are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

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. 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. 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 Substitute 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 the Substitute Trustee.

Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

By: [Signature]
Megan L. Randle

STATE OF TEXAS §
COUNTY OF ~~AUSTIN~~ Colorado §
§
§

This instrument was acknowledged before me by Megan L. Randle on 8-13, 2018

Notary Public, State of Texas
Commission Expires: 1-5-2021
Printed Name:
Barbara J. Barta

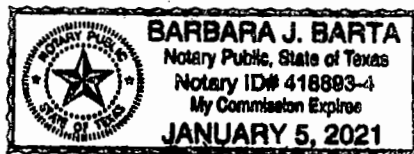


Exhibit A: Property Description

ALL THAT CERTAIN 0.5008 ACRE TRACT SITUATED IN THE SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT NO. 4, AUSTIN COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED TO BRUCE M. VIREECK AND WIFE GRACE VIREECK BY DEED RECORDED IN VOLUME 163, PAGE 628 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, AND BEING THE 3RD TRACT DESCRIBED IN DEED FROM C. A. LAY TO LEONA PEARL VIREECK, DATED FEBRUARY 18TH, 1942, AND RECORDED IN VOLUME 134, PAGE 489-91 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS: SAID 0.5008 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT AN IRON ROD FOUND IN THE WEST LINE OF NORTH FOWLKES STREET (60' WIDE) AT IT'S INTERSECTION WITH THE NORTH LINE OF NORTH SECOND STREET (60' WIDE), FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 79°02'00" WEST ALONG THE NORTH LINE OF NORTH SECOND STREET, A DISTANCE OF 160.30 FEET (CALL 160.0') TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 09°49'44" WEST, A DISTANCE OF 136.21 FEET (CALL 136.125') TO AN IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 79°03'49" EAST, A DISTANCE OF 160.18 FEET (CALL 160.0') TO AN IRON ROD SET IN THE WEST LINE OF NORTH FOWLKES STREET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 09°52'47" EAST ALONG THE WEST LINE OF NORTH FOWLKES STREET, A DISTANCE OF 136.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5008 ACRE OF LAND.

PROPERTY ADDRESS: 304 N FOWLKES STREET, SEALY, TX 77474

FILED

18 AUG 13 AM 11:43

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2018-55

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 9th day of March, 2015, Maribel Rojas Perez (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Austin County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of September, 2018, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, inside the foyer of the Austin County Courthouse, where the Commissioners Court has designated such sales to take place. The courthouse is located at 1 East Main Street, Bellville, Texas 77418.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

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 send of this notice immediately.

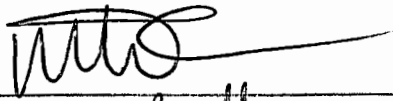
Said Property is described as follows:

- 1. SEE ATTACHED EXHIBIT "A"
- 2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 13th day of August, 2018.

Address of Substitute Trustee:

Foreclosure Services, LLC
8101 Bogt Club Road, Suite 320
Fort Worth, Texas 76179

By: 
Megan L. Reed Substitute Trustee

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

EXHIBIT "A"

1.00 acre of Land, more or less, Situated in Austin County, Texas in the San Felipe De Austin Town Tract, A-5, Austin Town Tract, A-5, and Being Block Thirty-Three of the Sealy Subdivision, (filed for record in the office of the County Clerk of Austin County, Texas, in Volume Y, Page 318 of the Deed Records) 1.00 acre tract described in Deed Dated November 8, 1991, from Citizens State Bank, Sealy, Texas, et al, to David Luk and Phone Bounsawut, filed for record in the office of the County Clerk of Austin County, Texas, in Volume 650, Page 478 of the Official Records.

FILED

18 AUG 13 AM 11:44

Carrie Stegor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2018-56

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: EXHIBIT "A"

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/20/2003 and recorded in Document 036970 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: 09/04/2018

Time: 01:00 PM

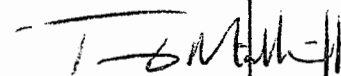
Place: Austin County Courthouse, Texas at the following location: INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

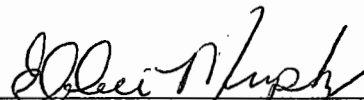
5. Obligations Secured. The Deed of Trust executed by GEORGE PALMER AND GAIL PALMER, provides that it secures the payment of the indebtedness in the original principal amount of \$65,025.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2004, 2004-CB7 TRUST, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-CB7 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2004, 2004-CB7 TRUST, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-CB7 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint MEGAN L. RANDLE AKA MEGAN L. RANDLE-BENDER OR EBBIE MURPHY, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



MEGAN L. RANDLE AKA MEGAN L. RANDLE-BENDER OR EBBIE MURPHY

c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

LOT NINETEEN-A (19-A), BLOCK ONE (1), MEADOW VIEW ESTATES, A SUBDIVISION OF A CALLED
134.6506 ACRES OF LAND, LOCATED IN THE H.&T.C.R.R. COMPANY SURVEY, SECTION 161,
ABSTRACT 205, IN AUSTIN COUNTY, TEXAS, according to the map and plat filed for record in the office of
the County Clerk of Austin County, Texas, in Volume 1, Pages 249-252 of the Plat Records, and Re-Plat filed for
record in the office of the County Clerk of Austin County, Texas, in Volume 1, Pages 285-286 of the Plat Records.

EXHIBIT "A"