

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: March 07, 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 February 19, 2003 and recorded in Document CLERK'S FILE NO. 032388 real property records of AUSTIN County, Texas, with SCOTT BROWN AND RENATA BROWN, grantor(s) and WELLS FARGO HOME MORTGAGE, INC., mortgagee.

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

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

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

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

*Megan L. Randle*  
\_\_\_\_\_  
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 02/13/17 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  
Date: 02/13/17

FILED

17 Feb 13 PM 4:26

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2017-006



NOS0000005996186

|             |
|-------------|
| EXHIBIT "A" |
|-------------|

## TRACT I

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

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

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

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

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

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

## TRACT II

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

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

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

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



NOS0000005996186

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

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



NOS0000005996186

**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 3/7/2003, WESLEY BRYANT, JR AND WIFE, PATRICIA BRYANT, executed a Deed of Trust conveying to MICHAEL L. RIDDLE as Trustee, the Real Estate hereinafter described, to KELLNER MORTGAGE INVESTMENTS I, LTD., in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 031536, Volume XX, Page XX, 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 3/7/2017 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: 216 WEST LUHN STREET, BELLVILLE, TX 77418  
Mortgage Servicer: Caliber Home Loans, Inc.  
Mortgage Servicer Address: 13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134  
Reinstatement Line: (800) 401-6587  
Noteholder: U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust

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, ~~Feb~~ 13<sup>th</sup> Day of February 2017  
*MLC*

*Megan L. Handle*  
Megan L. Handle,  
Substitute Trustee

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



2017-007

EXHIBIT "A"

BEING a 0.192 acre tract of land located in part of the South corner of Outlot Number 28 in the Bellville Townsite in the John Nichols League, Abstract No. 73, Austin County, Texas; said 0.192 acre tract being all of that same certain tract of land described in Deed from Annabel Gräwunder to Billy R. Minar and wife, Lenice A. Minar, dated November 25, 1980, recorded in Volume 435, Page 811 of the Official Records of Austin County, Texas to which reference is made for all purposes; said 0.192 acre tract being more particularly described by metes and bounds as follows, TO-WIT:

BEGINNING at a 3/4" iron pipe found in the Northeast line of West Luhn Street for the West corner of the said Minar tract and also the West corner of the herein described tract; said 3/4" iron pipe also being the South corner of a 0.251 acre tract (Vol. 435, Page 858, O.R.A.C.);

THENCE N25°56'00"E (Reference Bearing) along the Southeast line of the said 0.251 acre tract a distance of 120.05 feet to a chain link fence corner post found for the North corner of the herein described tract;

THENCE S64°19'33"E along an existing fence a distance of 69.77 feet to a chain line fence corner post found for the East corner of the herein described tract;

THENCE S25°56'00"W (Deed Call) a distance of 120.05 feet to a point for the South corner of the herein described tract; said point being N37°58'12"E a distance of 3.61 feet from a 3/4" iron pipe found for a corner; said point also being in the Northeast line of West Luhn Street;

THENCE N64°19'33"W along the said Northeast line of West Luhn Street a distance of 69.77 feet to the PLACE OF BEGINNING, containing 0.192 acres of land. A plat accompanies these field notes.

FILED

17 FEB 13 PM 4: 32

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2017-007