

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/12/2015

Grantor(s)/Mortgagor(s):
MARY ANN FORDYCE AND RANDY L. FORDYCE, WIFE AND HUSBAND

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR LAKEVIEW LOAN SERVICING, LLC, A LIMITED LIABILITY CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Recorded in:
Volume: n/a
Page: n/a
Instrument No: 153420

Property County:
AUSTIN

Mortgage Servicer:
M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza, Buffalo, NY 14203

Legal Description: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

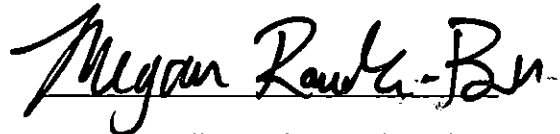
Date of Sale: 5/2/2017

Earliest Time Sale Will Begin: 1PM

Place of Sale of Property: Austin County Courthouse, One East Main, Bellville, TX 77418 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.

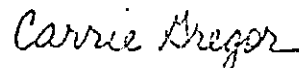
Notice Pursuant to Tex. Prop. Code § 51.002(i): Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state 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.



Megan Randle-Bender, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Megan Randle, Rebecca Bolton or Cole D. Patton or Denny Tedrow
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED

17 FEB 27 PM 5: 02



MH File Number: TX-17-32557-POS
Loan Type: FHA

COUNTY CLERK
AUSTIN COUNTY, TEXAS
2017 - ~~10~~ ^{D10}



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 LETICIA 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 33134

Recording Information: Document No. 006666

Legal Description: SEE EXHIBIT A

Date of Sale: May 2, 2017 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.

MEGAN RANDLE OR DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, REBECCA BOLTON, AMY BOWMAN, EVAN PRESS, RENEE THOMAS, REVA ROUCHON-HARRIS, MONICA HIRVELA, KATHLEEN ADKINS 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

KRB

KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-010740

Megan Randle

MEGAN RANDLE OR DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, REBECCA BOLTON, AMY BOWMAN, EVAN PRESS, RENEE THOMAS, REVA ROUCHON-HARRIS, MONICA HIRVELA, KATHLEEN ADKINS
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

FILED

17 MAR 24 PM 4:39

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2017-015

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 3.9500 acre parcel as described by deed recorded in Volume 518, Page 359 of the Official Records of Austin County, Texas and that certain called 4.0118 acre parcel as described by deed recorded in Volume 348, Page 443 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 southerly line of that certain Tract No. 8 called 10.2 acre parcel as described by deed recorded in Volume 518, Page 310 of the Official Records of Austin County, Texas, same being the common northwest corner of said called 3.9500 acre parcel, same being in the common southerly 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 28 degrees 45 minutes 23 seconds West, 617.16 feet) (Vol. 518, Pg. 359);

THENCE, with said common southerly margin and said common line, North 82 degrees 27 minutes 57 seconds East, a distance of 314.35 feet (called North 85 degrees 07 minutes 25 seconds East, 314.61 feet) (Vol. 518, Pg. 359) to a 1/4 inch iron pipe found for corner, same being the common northeast corner of said called 3.9500 acre parcel, same being in the common northwesterly line of said called 4.0118 acre parcel, and same being a southerly 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 1,042.38 feet (called South 25 degrees 00 minutes 00 seconds West, 1,041.23 feet), same being in the common southerly line of said called 3.9500 acre parcel, and same being in the common northwesterly line of said called 4.0118 acre parcel;

THENCE, leaving said common southerly margin and with said common line, North 25 degrees 00 minutes 00 seconds East, a distance of 291.00 feet (called North 25 degrees 00 minutes 00 seconds East) (Vol. 348, Pg. 443) to a spike set for corner, same being the common southwest corner of that certain Tract Two called 0.9382 acre parcel as described by deed recorded in Volume 348, 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 192.87 feet (called North 74 degrees 24 minutes 00 seconds East, 191.00 feet) to a spike set for corner, same being the common southeast corner of said called 0.9382 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. 348, Pg. 443), past at a distance of 20.00 feet a 1/4 inch iron rod set for reference, to a distance of 1,240.60 feet (called 1,240.61 feet) (Vol. 348, Pg. 443) 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 152, 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;

- Continued -
- Page 1 of 2

EXHIBIT "A"

- Page 2 of 2
- Metes and Bounds Description of 9.908 Acres
- In the Oliver Jones Labor No. 12, Abstract 21 and the
- N. H. Manger Labor 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 142.83 feet (called North 65 degrees 00 minutes 00 seconds East, 142.83 feet) (Vol. 318, Pg. 353) to a 1/4 inch iron rod set for corner, same being in the common southeasterly line of said called 3.9500 acre parcel, same being the common southwest corner of said called 4.0118 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 3.18 feet (called North 28 degrees 45 minutes 23 seconds East, 2.51 feet) (Vol. 318, Pg. 359), 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 4.0118 acre parcel.

THENCE, with said common line, South 23 degrees 00 minutes 05 seconds West, a distance of 80.47 feet (called South 23 degrees 45 minutes 23 seconds West, 80.47 feet) (Vol. 318, Pg. 359), to a point in the centerline of Mill Creek for corner, same being the common southwest corner of that certain Tract No. 3 called 93.75 acre parcel as described by deed recorded in Volume 194, Page 153 of the Deed Records of Austin County, Texas, same being the common west easterly 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 26 degrees 58 minutes 36 seconds West, a distance of 171.31 feet (called North 23 degrees 10 minutes 26 seconds West, 170.80 feet) (Vol. 318, Pg. 359) 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. 318, Pg. 359) 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 southwest 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. 199) (Basis of Bearings), past at a distance of 144.24 feet (called 144.91 feet) (Vol. 318, Pg. 359) 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
 1-409-465-3545
 August 27, 1994
 PROJECT NO. 96315



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/31/2003
Grantor(s): GUY RASSETTE, A MARRIED PERSON JOINED HEREIN BY SUZANNE E. RASSETTE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR REALTY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$107,100.00
Recording Information: Instrument 037556 ; re-recorded under Instrument 040559
Property County: Austin
Property: LOT 20-A, BLOCK 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 249-254 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.
Reported Address: 2018 LAUREN LANE, SEALY, TX 77474

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of May, 2017
Time of Sale: 01:00PM
or within three hours thereafter.
Place of Sale: AT THE FOYER OF THE AUSTIN COUNTY COURTHOUSE in Austin County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Austin County Commissioner's Court.
Substitute Trustee(s): Megan Randle, Doug Woodard, Kristie Alvarez, Julian Perrine, Kathleen Adkins, Amy Bowman, Evan Press, Renee Thomas, Reva Rouchon-Harris, Monica Hirvela, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Megan Randle, Doug Woodard, Kristie Alvarez, Julian Perrine, Kathleen Adkins, Amy Bowman, Evan Press, Renee Thomas, Reva Rouchon-Harris, Monica Hirvela, Braden Barnes, Michael Burns, Thuy Frazier, 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, Doug Woodard, Kristie Alvarez, Julian Perrine, Kathleen Adkins, Amy Bowman, Evan Press, Renee Thomas, Reva Rouchon-Harris, Monica Hirvela, Braden Barnes, Michael Burns, Thuy Frazier, 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

17 APR 10 PM 1:00

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS
PG1

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

You, Tony G. Balles, Elizabeth M. Balles and Joseph H. Roy, IV are hereby notified that on Tuesday, May 2, 2017 between the hours of 10:00 a.m. and 1:00 p.m. at One East Main, in the city of Bellville, County of Austin, State of Texas 77418 or wherever else designated by the commissioner's court for foreclosures, I the undersigned will sell at public auction to the highest bidder for cash the following real property:

A TRACT OR PARCEL OF LAND CONTAINING 2.500 ACRE OUT OF THE SOUTHWESTERLY PORTION OF THE TONY BALLE 5.000 ACRE TRACT OUT OF THE RESIDUAL OF 82.651 ACRE TRACT AS DESCRIBED IN VOLUME 471, PAGE 468 OF THE DEED RECORDS OF AUSTIN COUNTY OUT OF THE ARTHUR LOTT SURVEY, ABSTRACT 254 IN AUSTIN COUNTY, TEXAS, SAID 2.500 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS in the attached Exhibit "A" together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2014 MHDMAN00000301 DBA SOUTHERN ENERGY HOMES OF TEXAS Manufactured Home; Model: 45TFC32664AH15; Serial No.: SFW016608TXA/B; Label/Seal No.: NTA1641695/6 which manufactured home has been placed on the real property.

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 3588 Centerhill Road, Bellville, Texas 77418.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated October 1, 2014, in the original principal sum of \$130,127.39, executed by all of you as Makers to Vanderbilt Mortgage and Finance Inc. as payees, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated October 1, 2014. The Deed of Trust was executed by all of you as Grantors to K. Clifford Littlefield as Trustee for the benefit of Vanderbilt Mortgage and Finance Inc. and was recorded in the real property records of Austin County, Texas. Vanderbilt Mortgage and Finance, Inc., the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because all of you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments to Vanderbilt Mortgage and Finance, Inc. as agreed.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff good through May 6, 2017 is \$136,609.19. Said balance continues to accrue interest per day at \$32.70. The debt has been accelerated because both of you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

FILED

17 APR 10 PM 4: 35

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

1

2017-20

The original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated April 3, 2017. As successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Questions concerning this matter may be made to the undersigned at 713-521-0800 or by mail at 440 Louisiana, Suite 1110, Houston, Texas 77002.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated this 10th day of April, 2017.

By: [Signature]
Monica Schulz Orlando, Trustee
of Michael Gary Orlando, Trustee
or Rhonda Bennetsen, Trustee

STATE OF TEXAS §

COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO BEFORE ME on this 10th day of April, 2017, by
Monica Schulz Orlando.

[Signature]
NOTARY PUBLIC In and For
The State of Texas
Printed Name: Morganthya
My Commission Expires: 6/24/18



EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 2.500 ACRE OUT OF THE SOUTHWESTERLY PORTION OF THE TONY BALLE'S 5.000 ACRE TRACT OUT OF THE RESIDUAL OF 82.651 ACRE TRACT AS DESCRIBED IN VOLUME 471, PAGE 468 OF THE DEED RECORDS OF AUSTIN COUNTY OUT OF THE ARTHUR LOTT SURVEY, ABSTRACT 254 IN AUSTIN COUNTY, TEXAS, SAID 2.500 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a 3/8 inch iron rod set at an old fence post at the Southwest corner of said Tony Balles, et ux Elizabeth 5.000 acre tract and the Northwest corner of a 6.000 acre adjoining tract described in Volume 726, Page 116 of the Official Records of Austin County located North 25 degrees 49 minutes 13 seconds East a distance of 851.26 ft. and South 71 degrees 01 minutes 31 seconds West a distance of 763.32 ft. from the Southeast corner of said 6.000 acre tract and the Southwest corner of an adjoining 254 acre tract described in Volume 263, Page 139 of the Deed Records of Austin County;

THENCE North 04 degrees 40 minutes 47 seconds West with the East right-of-way line of Centerhill Road a distance of 206.39 ft. to a 3/8 inch iron rod set at the Northwest corner of the herein described tract whence a 1/2 inch iron rod found at the Northwest corner of said Tony Balles, et ux Elizabeth 5.000 acre tract bears North 04 degrees 40 minutes 47 seconds West a distance of 180.26 ft.;

THENCE North 71 degrees 01 minutes 31 seconds East parallel to the Southerly boundary of said Balles 5.000 acre tract a total distance of 519.02 ft. to a 3/8 inch iron rod set at the Northeast corner of the herein described 2.500 acre tract marking a re-entrant corner of the remainder 2.500 acres conveyed to Balles;

THENCE South 18 degrees 58 minutes 29 seconds East perpendicular to the aforementioned line and crossing over said 5.000 acre tract a distance of 200.00 ft. to a 3/8 inch iron rod set at the Southeast corner of the herein described tract, the Southwest corner of said remainder 2.500 acre tract being in the North line of said 6.000 acre tract;

THENCE South 71 degrees 01 minutes 31 seconds West with the North boundary line of said 6.000 acre tract and the South boundary of the herein described tract a distance of 569.98 ft. to the PLACE OF BEGINNING and containing 2.500 acres and being known as 3588 Centerhill Road, Belleville, Texas 77418.

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 9/27/2006, JEFF BRANNON, A SINGLE MAN, executed a Deed of Trust conveying to GEORGE M. SHANKS, JR. as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC. ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 065749, 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 5/2/2017 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: 14 WEST HILBURN 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 LSF9 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, 11th of April 2017

Megan L. Randle

Megan L. Randle, Ebbie Murphy,
Substitute Trustee

FILED

17 APR 11 PM 4: 16

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

ZWP

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

2017 - 021



4616597

EXHIBIT A – LEGAL DESCRIPTION

FIELD NOTES of a survey of a 0.236 acre tract out of the John Nichols League, Abstract NO. 73, Austin County, Texas. Said 0.236 acre tract being all of that called 0.234 acre tract Of land described in a deed dated May 2 2000 from Marjorie Schultz McKinstry to Bill Lyth and Donna Lyth, recorded in File Number 002991, of the Official Records of Austin County, Texas for which reference is made and the said 0.236 acre tract being described by metes and bounds as follows, TO-WIT:

BEGINNING at a 1/2 inch iron rod found for the Southeast corner of the herein described 0.236 acre tract in the Northeast line of Hilburn Street, said corner being also Southwest Damer of a called 0.500 tide tract described in a deed to Betty Jo Jahnke, File Number 7884; Austin County Probate Records;

THENCE N 71° 16' 00" W a distance of 94.99 feet (called N 71° 16'00" W — 94.44') with the Northeast line of Hilburn Street, same being the Southwest line of the herein ,described 0236 acre tract to a 112.'inah iron rod found for the Southwest corner of the herein described tract, said corner being ,also the Southeast corner of a called 0.126 acre-tract described in a deed to MRL Family Trust, Volume 759, Page 88, Austin County Official Records;

THENCE N 18° 03' 01" E a distance of 108.70 feet (called N 22° 14' 00" E — 108.50') with the Northwest line of the herein described tract, same being the Southeast line of the said 0.126 acre tract, the Southeast line of a called 0.361 acre tract described in a deed to Max Meindl, File Number 001538, Austin County Official Records to a 1/2 inch iron rod found for the Northwest corner of the herein described 0.236 acre tract, said corner being also the Southwest corner of a called 0.234 acre tract described in a deed to Delbart Melschen, File Number 995580, Austin County Official Records;

THENCE S 71° 05' 57" E a distance of 94.47 feet (called S 71° 16' 00" E — 94.44') with the Northeast line of the herein described 0.236 acre tract, same being the Southwest line of the herein described 0234 acre tract to a 1/2 Inch iron rod found for the Northeast corner of the herein described 0.236 acre tract, corner being also the Southeast corner of the said 0.234 acre tract and corner being also in the Northwest line of the said 0.500 acre tract

THENCE S 17° 46' 22' W a distance of 108.43 feet (called S 22° 14'00" W-108.50') with the Southeast line of the herein described 0.236 acre tract, same being the Northwest line of the said 0.500 acre tract to the PLACE OF BEGINNING, containing 0.236 acre of land.

Being the same property described in deed dated August 3, 2006, executed by Bill Lyth and Donna Lyth to Clemente Reyna and Raquel Reyna, recorded in Clerk's File No. 064611, Official Records, Austin County, Texas.

EXHIBIT "A"

LEGAL DESCRIPTION

The following described property:

Parcel One: the surface only of that certain 10.340 acres out of tracts 132 and 133, PINEY CREEK, SECTION III, a subdivision in Austin County, Texas, and more clearly in the map recorded in Volume 1, Page 27, of the Map Records of Austin County, Texas.

Parcel Two: a Tract or parcel of land containing 2.150 acres out of lots One Hundred Thirty-Two (132) and One Hundred Thirty-Three (133) of PINEY CREEK SUBDIVISION, SECTION THREE (3), out of the B. M. Hatfield survey, Abstract No. 184, Austin County, Texas, according to the map or plat recorded in Volume 1, Page 27, of the Map Records of Austin County, Texas.

Less all that tract or parcel of land consisting of 0.279 acres located in the B. M. Hatfield Survey, a-194, Austin County, Texas. Subject tract being a portion of tract 133 consisting of 7.139 acres and being a portion of PINEY CREEK SUBDIVISION, SECTION 3, a subdivision of Austin County, and being a portion of tract that is described in a deed to bobby Barrett et ux, dated July 5, 1994, recorded in Volume 708, Page 639 of the official records of Austin County, Texas.

STATE OF TEXAS §
COUNTY OF Ft Bend §

Before me, the undersigned Notary Public, on this day personally appeared Morgan L. Pando as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27th day of FEBRUARY, 2017.

Asiskumar Ramambhai Patel
Notary Public
Signature

