


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 10/24/2007 and recorded in Document 076187 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: 05/07/2019
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 ANNIE BELL SCRANTON, provides that it secures the payment of the indebtedness in the original principal amount of \$135,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NexBank SSB is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is NexBank SSB c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Order to Foreclose.** NexBank SSB obtained a Order from the 155th District Court of Austin County on 01/08/2019 under Cause No. 2018V-0116. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. 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 Zentz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
✓ Chelsea Schneider, Attorney at Law
Ester Gonzales, 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

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.



Exhibit "A"

LEGAL DESCRIPTION:

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF AUSTIN, AND STATE OF TEXAS, BEING DESCRIBED AS FOLLOWS:

9,690.00 SQUARE FEET OF LAND, BEING A PART OF LOTS 48 AND 49 OF THE SOUTH END ADDITION TO THE TOWN OF SEALY, AUSTIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PAGE 244 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

FIELD NOTES FOR A 57 FOOT BY 170 FOOT PARCEL OF LAND BEING 55 FEET OUT OF LOT 49 AND 2.00 FEET OUT OF LOT 48 OF THE SOUTH END ADDITION TO THE TOWN OF SEALY, AUSTIN COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT THEREOF (SOUTH END ADDITION) RECORDED IN VOLUME 35, PAGE 244, DEED RECORDS, AUSTIN COUNTY, TEXAS, AND BEING THAT SAME PARCEL OF LAND DESCRIBED IN DEED, J. K. HILLBOLDT ET UX TO JOE W. ZAPALAC ET UX, DATED APRIL 17, 1975, RECORDED IN VOLUME 370, PAGES 681-683, AUSTIN COUNTY DEED RECORDS.

BEGINNING AT A 5/8 INCH ROD FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FOWLKES STREET IN THE CITY OF SEALY FOR THE NORTHWEST CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, SAID POINT BEARS SOUTH 11 DEGREES 25 MINUTES EAST, 62.00 FEET FROM THE NORTHWEST CORNER OF LOT 49;

THENCE NORTH 78 DEGREES 35 MINUTES EAST ALONG THE MOST NORTHERLY LINE OF THE HEREIN DESCRIBED PARCEL, 170.00 FEET TO A 3/4 INCH IRON PIPE SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 11 DEGREES 25 MINUTES EAST, AT 55.00 FEET PASS THE COMMON LINE OF LOT 49 AND LOT 48 AND CONTINUING FOR A TOTAL DISTANCE OF 57.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 78 DEGREES 35 MINUTES WEST, 2.00 FEET FROM AND PARALLEL TO THE COMMON LINE OF LOT 49 AND LOT 48, 170.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FOWLKES STREET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 11 DEGREES 25 MINUTES WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FOWLKES STREET, AT 2.00 FEET PASS THE COMMON LINE OF LOT 49 AND LOT 48 AND CONTINUING FOR A TOTLA DISTANCE OF 57.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9,690.00 SQUARE FEET OF LAND, MORE OR LESS.

APN: R13165

FILED

07 NOV -2 PM 2: 27

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

076187

FILED

2019 MAR 22 PM 1: 06

Notice of [Substitute] Trustee Sale

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time and Place of Sale.

Date: 05/07/2019

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

Place: **INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 1327 Maler Rd, Sealy, TX 77474-1671

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/11/2005 and recorded 04/18/2005 in Document 052321, real property records of Austin County, Texas, with **Edward Hill and wife Victor Hill** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **Deutsche Bank National Trust Company**, as Trustee for **Soundview Home Loan Trust 2005-OPT1, Asset-Backed Certificates, Series 2005-OPT1** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Edward Hill and wife Victor Hill**, securing the payment of the indebtedness in the original principal amount of **\$147,250.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-OPT1, Asset-Backed Certificates, Series 2005-OPT1** is the current mortgagee of the note and deed of trust or contract lien.



19-010

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

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

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN AUSTIN COUNTY, TEXAS, IN THE ISAAC GIFFORD SURVEY, ABSTRACT NO. 179, AND BEING PART OF A CERTAIN 4.8869 ACRE TRACT OF LAND SET ASIDE FOR LESTER DOWNEY IN AN AGREED JUDGEMENT OF PARTITION RECORDED IN VOLUME 683, PAGE 118 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A ½ INCH IRON PIPE FOUND AT THE EAST CORNER OF THE SAID DOWNEY 4.8869 ACRE TRACT OF LAND IN THE SOUTHWEST LINE OF MALER ROAD. THIS POINT ALSO BEING THE NORTH CORNER OF A 4.8869 ACRE TRACT OF LAND SET ASIDE FOR JO DOWNEY SEVALIA, A/K/A JOELLA JERRELLS, A/K/A JOE DOWNEY JERRELS IN AN AGREED JUDGEMENT OF PARTITION RECORDED IN VOLUME 683, PAGE 118 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS: THENCE, WITH THE COMMON LINE BETWEEN THE DOWNEY AND JERRELLS TRACT OF LAND, SOUTH 45°00'00" WEST FOR 208.71 FEET TO A ½ INCH IRON PIN SET FOR THE SOUTH CORNER OF THIS 1.000 ACRE TRACT OF LAND; THENCE, NORTH 45° 05' 00" WEST FOR 208.71 FEET TO A ½ INCH IRON PIN SET FOR THE WEST CORNER OF THIS 1.000 ACRE TRACT OF LAND; THENCE, NORTH 45°00'00" EAST FOR 208.71 FEET TO A ½ INCH IRON PIN SET FOR THE NORTH CORNER OF THIS 1.000 ACRE TRACT OF LAND IN THE SOUTHWEST LINE OF MALER ROAD; THENCE, WITH THE SOUTHWEST LINE OF MALER ROAD, SOUTH 45°05'00" EAST FOR 208.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.000 ACRE OF LAND. THE BEARINGS RECITED HEREIN ARE BASED ON THE SOUTHEAST LINE OF THE LESTER DOWNEY TRACT OF LAND.

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

C/O Ocwen Loan Servicing, LLC

**1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409**

Phone: 1-800-746-2936

Notice of [Substitute] Trustee Sale

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

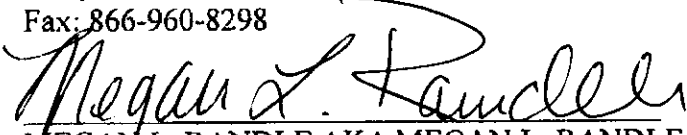
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: March 27, 2019



Iman Walcott – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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



MEGAN L. RANDLE AKA MEGAN L. RANDLE-BENDER OR EBBIE MURPHY
- Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

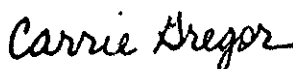
POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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.

FILED

2019 MAR 28 PM 1:23



**COUNTY CLERK
AUSTIN COUNTY, TEXAS**

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

File Number: TX-19-10260-JY

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 5/7/2019 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.

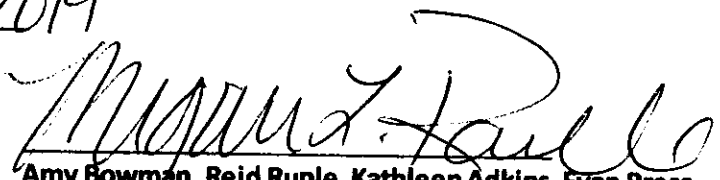
Mortgage Servicer Address: 13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134

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, April 4th 2019



Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press,
Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin,
Kristopher Holub, Catrena Ward, Julian Perrine, Megan Randle,
Ebbie Murphy, Vanessa McHaney, Megan L. Randle, Substitute
Trustee

19-011

RHP



4689632

EXHIBIT "A"

BEING a 0.192 acre tract of land located in part of the South corner of Outlot Number 28 in the Bellville Township 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 Crawford 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 link 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.

19-011

FILED

2019 APR -4 AM 10:49

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD, 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.

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS
COUNTY OF AUSTIN

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

Note: Retail Installment Contract dated May 8, 2003 executed and delivered by Kenneth E. Turner and Keischa Y. Turner to Neatherlin Homes, Inc.

Security Instrument: Mechanic's Lien Contract with Power of Sale, dated May 8, 2003, executed and delivered by Kenneth E. Turner and Keischa Y. Turner to Neatherlin Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded as Document Number 034104, in Austin County, Texas.

Original Creditor: Neatherlin Homes, Inc.

Current Holder: The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2004-1 Trust

Current Owner: Ditech Financial LLC

Mortgage Servicer: Ditech Financial LLC FKA Green Tree Servicing LLC ("Servicer"), 2100 E. Elliot Road, Bldg 94, Mail Stop T325, Tempe, AZ 85284

Attorneys for Mortgage Servicer Authorized to Appoint Substitute Trustees: Theodore J. Riney, Bruce K. Packard, Hayden Hooper

Appointment of Substitute Trustees: 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.

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents hereby does name and appoint the following individuals as Substitute Trustees to act under and by virtue of said Security Instrument.

Names and Street Address of Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS SHEILA HORAK. ROBIN JOHNSON, DEBBY JURASEK, ED HENDERSON
9065 Jollyville, Suite 203A, Austin, TX 78759

PROPERTY ADDRESS: 1224 Old Mill Creek Rd. Bellville, TX 77418	RP FILE NO. DITE02-649	BORROWER: Turner, Kenneth E. & Keischa Y.
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19-012

AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD,
5420 LBJ Freeway, Suite 220, Dallas, TX 75240.

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash. *Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.*

Property to be sold: 1224 Old Mill Creek Rd., Bellville, TX 77418, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

Date of Sale: Tuesday, May 7, 2019.

Time of Sale: The sale will begin no earlier than 10:00 AM and no later than three (3) hours thereafter.

Location of Sale: At the County Courthouse in Austin County, Texas, in the lobby of the courthouse, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Austin County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designated by the Commissioner's Court of Austin County, Texas.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Mechanic's Lien Contract with Power of Sale permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Mechanic's Lien Contract with Power of Sale at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Security Instrument, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary 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

PROPERTY ADDRESS: 1224 Old Mill Creek Rd. Bellville, TX 77418	RP FILE NO. DITE02-649	BORROWER: Turner, Kenneth E. & Keischa Y.
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19-012

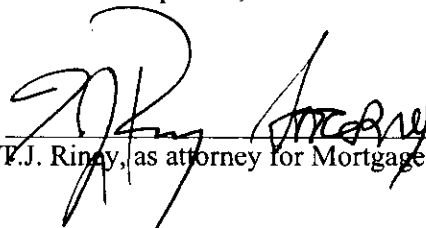
as to the warranties of title (if any) provided for under the Mechanic's Lien Contract with Power of Sale. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

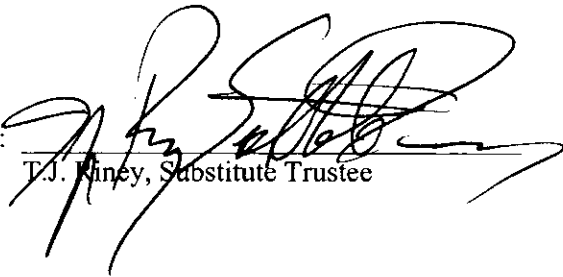
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of Sale: The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Kenneth E. Turner and Keischa Y. Turner.

Default and Notice: Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Kenneth E. Turner and Keischa Y. Turner and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: April 12, 2019.

By: 
T.J. Riney, as attorney for Mortgage Servicer

By: 
T.J. Riney, Substitute Trustee

AFTER RECORDING, PLEASE RETURN TO:
Riney Packard, PLLC
Attn: T.J. Riney
Two Lincoln Centre
5420 LBJ Freeway, Suite 220
Dallas, Texas 75240

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

PROPERTY ADDRESS: 1224 Old Mill Creek Rd. Bellville, TX 77418	RP FILE NO. DITE02-649	BORROWER: Turner, Kenneth E. & Keischa Y.
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19-012

EXHIBIT "A"

BEING a 0.244 acre tract or parcel of land severed from a 4.870 acre tract of land owned by Samuel Green Jr. and situated in the John Nichols League, Abstract No. 73 in Austin County, Texas, as recorded in Volume 600 Page 847 of the Deed Records of Austin County, Texas, said 0.244 acre being more particularly described by metes and bounds as follows:

(Note: The Basis of Bearings is North 44° 33' 50" West along the southwest property line)

BEGINNING at a found 1 1/2" iron rod in the southeasterly right of way of Mill Creek Road, also being the northerly corner of a 1.000 acre tract of land owned by Hattie Jewel Browning, as recorded in Volume 722 Page 31 of the Deed Records of Austin County Texas, and being the westerly corner of the herein described tract;

THENCE: North 42°41'49" East along the southeasterly right of way of Mill Creek Road, a distance of 100.00 feet to a set 5/8" capped iron rod in the northwesterly line of the said 4.870 acre Green tract, and being the northerly corner of the herein described tract;

THENCE: South 46°36'13" East covering the said 4.870 acre Green tract a distance of 102.88 feet to a set 5/8" capped iron rod for the easterly corner of the herein described tract;

THENCE: South 42°57'24" West covering the said 4.870 acre Green tract a distance of 107.23 feet to a set 5/8" capped iron rod, in the northeasterly line of the said 1.000 acre Browning tract, and being the southerly corner of the herein described tract.

THENCE: North 44°33'50" West along the northeasterly line of the said 1.000 acre Browning tract a distance of 102.49 feet back to the **POINT OF BEGINNING** and containing a total of 0.244 acre (10033.000 sq ft) of land.

This Field Note Description is being submitted along with a plat of even data based on the survey. Dated the 2nd day of June, 2003.

FILED
2019 APR 15 AM 9:08
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PROPERTY ADDRESS: 1224 Old Mill Creek Rd. Bellville, TX 77418	RP FILE NO. DITE02-649	BORROWER: Turner, Kenneth E. & Keischa Y.
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