

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 14, 1999	Original Mortgagor/Grantor: GARY L. WILLIAMS
Original Beneficiary / Mortgagee: DEUTSCHE FINANCIAL SERVICES CORPORATION.	Current Beneficiary / Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE ACE SECURITIES CORP. MANUFACTURED HOUSING TRUST, SERIES 2003-MH1, ASSET-BACKED PASS-THROUGH CERTIFICATES
Recorded in: Volume: n/a Page: n/a Instrument No: 994245	Property County: AUSTIN
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

* 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 \$63,680.36, executed by GARY WILLIAMS and payable to the order of Lender.

Property Address/Mailing Address: 6522 ODOM DR, SEALY, TX 77474

Legal Description of Property to be Sold: LOT THIRTEEN (13), IN HILL SIDE ESTATES, A SUBDIVISION OF 32.585 ACRES OF LAND OUT OF THE H. & T. C.R.R. SURVEY ABSTRACT 207, AUSTIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 221-222, OF THE PLAT RECORDS OF AUSTIN COUNTY, TEXAS.

TOGETHER WITH THAT CERTAIN MOBILE HOME IDENTIFIED AS MAKE: FREESTATE HOME; MODEL: CAMBRIDGE; SERIAL NUMBER FS101491MS; L X W: 68 X 16..

Date of Sale: February 02, 2021	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE

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, *DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE ACE SECURITIES CORP. MANUFACTURED HOUSING TRUST, SERIES 2003-MH1, ASSET-BACKED PASS-THROUGH CERTIFICATES IF CHATTEL OR HOME ONLY - REPOSSESS IN THE NAME OF DITECH FINANCIAL LLC*, the owner and



2020-0023

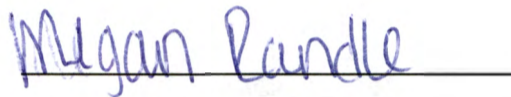
holder of the Note, has requested Megan Randle or Ebbie Murphy whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE ACE SECURITIES CORP. MANUFACTURED HOUSING TRUST, SERIES 2003-MH1, ASSET-BACKED PASS-THROUGH CERTIFICATES IF CHATTEL OR HOME ONLY – REPOSSESS IN THE NAME OF 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, Megan Randle or 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 Megan Randle or 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.



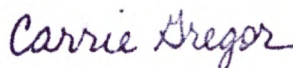
SUBSTITUTE TRUSTEE

Megan Randle or Ebbie Murphy, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

FILED

2020 DEC 18 PM 2:09



COUNTY CLERK
AUSTIN COUNTY, TEXAS

2020-0023

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

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KNOW ALL MEN BY THESE PRESENTS:

Note: Retail Installment Contract dated July 15, 2002 executed and delivered by Sandy Harmon Bailey and Alberta Morris Harmon to Jim Walter Homes, Inc.

Security Instrument: Mehcanic's Lien Contract with Power of Sale, dated July 15, 2002, executed and delivered by Sandy Harmon Bailey and Alberta Morris Harmon to Jim Walter Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded as Document Number 024371, in Austin County, Texas.

Original Creditor: Jim Walter Homes, Inc.

Current Holder: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI

Current Owner: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI

Mortgage Servicer: New Rez LLC d/b/a Shellpoint Mortgage Servicing ("Servicer"), 75 Beattie Pl. #300, Greenville, SC 29601

Appointed Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ED HENDERSON, SHEILA HORAK, ROBIN JOHNSON, DEBBY JURASEK, MARLEY ROSS, DONNA KING

Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees. TRUSTEES OF TEXAS, 9065 JOLLYVILLE, SUITE 203A, AUSTIN, TX 78759

AND
MEGAN L RANDLE, EBBIE MURPHY, MEGAN L RANDLE, EBBIE MURPHY,
SERVICE LINK, 3220 EL CAMINO REAL, IRVINE, CA 92602

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or

AND
REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, MARIEL

PROPERTY ADDRESS: 255 Prairie Ln Sealy, TX 77474	RP FILE NO. SHELL02-31	BORROWER: Bailey, Sandy Harmon & Harmon, Alberta Morris
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bidders, for cash.

MARROQUIN, AMY BOWMAN, CARY CORENBLUM, JOSHUA SANDERS, KRISTOPHER HOLUB, JULIAN PERRINE, MEGAN RANDLE, EBBIE MURPHY
AUCTION.COM, 1 MAUCHLY, IRVINE, CA 92618

AND
SUSAN BOWERS, JONATHAN BOWERS, GLANDEEN SHENK, JOSE A. BAZALDUA OR ANTONIO BAZALDUA
XOME, 750 TX-121, SUITE 100, LEWISVILLE, TX 75067

AND
MEGAN L. RANDLE, EBBIE MURPHY
COVIS REALTY BID, 3225 RAINBOW DRIVE, SUITE 248-B, RAINBOW CITY, AL 35906

AND
T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD, M. SANTOYO
5420 LBJ FREEWAY, SUITE 220, DALLAS, TX 75225

Property to be sold: 255 Prairie Ln, Sealy, TX 77474, 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, February 2, 2021.

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, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Mehcanic'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 Mehcanic'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

PROPERTY ADDRESS: 255 Prairie Ln Sealy, TX 77474	RP FILE NO. SHELL02-31	BORROWER: Bailey, Sandy Harmon & Harmon, Alberta Morris
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2021-0001

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 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.

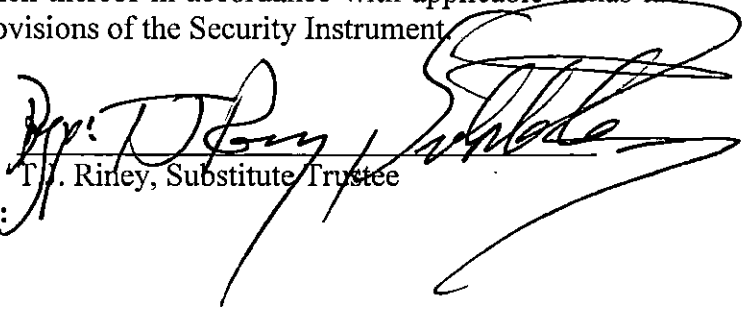
Type of Sale:

The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Sandy Harmon Bailey and Alberta Morris Harmon.

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 Sandy Harmon Bailey and Alberta Morris Harmon 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: December 21, 2020.



T.J. Riney, Substitute Trustee

AFTER RECORDING, PLEASE RETURN TO:

Riney Packard, PLLC
Attn: T.J. Riney
5420 LBJ Freeway, Suite 220
Dallas, Texas 75240

PROPERTY ADDRESS: 255 Prairie Ln Sealy, TX 77474	RP FILE NO. SHELL02-31	BORROWER: Bailey, Sandy Harmon & Harmon, Alberta Morris
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2021-0001

EXHIBIT "A"

All that certain tract or parcel of land being situated in Austin County, Texas, in the C. C. Allen abstract # 362 and the H & T C R R Section abstract # 194 and being a part of a certain 8.112 acre tract conveyed to Mary Paul from Mary Paul and Charles William Paul by deed dated the 27th of September 1983 and recorded in volume 451 of the deed records of Austin County, Texas, and being more particularly described as follows:

Beginning at an iron pin in the East Row line of the AT&SFRR for the Southwest corner of said 8.112 acre tract.

Thence North 10° 58' West 98.12 feet with said Row line to a stake.

Thence North 55° 20' 37" East 1,020.64 feet to a stake in the East line of said 8.112 acre tract.

Thence South 44° 44' 46" East 160.15 feet to an iron pin for the Southeast corner of said 8.112 acre tract.

Thence South 58° 54' 40" West 1,090.21 feet to the place of beginning containing 3.00 acres of land.

SUBJECT TO EASEMENT:

The easement to the Property

Beginning at an iron pin in the East Row line of the AT&SFRR for the Southwest corner of said 8.112 acre tract.

Thence North 10° 58' West 98.12 feet with said Row line to a stake.

Thence North 55° 20' 37" East 32.76 feet to a stake.

Thence South 10° 58' East 100.29 feet, parallel to and 30 feet from said Row line to a stake in the South line of said 8.112 acre tract.

Thence South 58° 54' 40" West 31.95 feet to the place of beginning containing 0.068 acre of land.

FILED

2021 JAN 11 AM 11:53

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

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2021-0001

2021 JAN 11 AM 11:53

NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- LOT 5, SETTLER'S MEADOW, A SUBDIVISION OF 121.789 ACRES OF LAND, MORE OR LESS OUT OF THE M.M. KENNEY SURVEY NO. 178, ABSTRACT 371, AUSTIN COUNTY, TEXAS, ACCORDING TO PLAT AND MAP FILED FOR RECORD IN THE OFFICE OF THE AUSTIN COUNTY CLERK IN/UNDER VOLUME 1, PAGE 331 OF THE PLAT RECORDS OF AUSTIN COUNTY, AND AMENDED PLAT FILED IN/UNDER VOLUME 1, PAGES 343-344 OF THE PLAT RECORDS AND IN/UNDER FILE NO. 04-0779 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY.
- Security Instrument:** Deed of Trust dated May 6, 2016 and recorded on May 18, 2016 as Instrument Number 162125 in the real property records of AUSTIN County, Texas, which contains a power of sale.
- Sale Information:** February 02, 2021, at 1:00 PM, or not later than three hours thereafter, at the Austin County Courthouse in the foyer, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by GINA C. PEREZ AND JOSE PEREZ secures the repayment of a Note dated May 6, 2016 in the amount of \$200,305.00. U.S. BANK NATIONAL ASSOCIATION, whose address is c/o U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301, is the current mortgagee of the Deed of Trust and Note and U.S. Bank National Association is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.



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2021-0002

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.



Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, TX 75024



Substitute Trustee(s) Reid Ruple, Kathleen Adkins,
Evan Press, Cary Corenblum, Kristopher Holub,
Joshua Sanders, Renee Speight, Julian Perrine, Amy
Oian, Catrena Ward, Matthew Hansen, Maryna
Danielian, Dana Dennen, Megan Randle, Ebbie
Murphy, Megan L. Randle
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, TX 75024

Certificate of Posting

I, Pate Florez, declare under penalty of perjury that on the 12th day of January, 2021, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of AUSTIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED

2021 JAN 12 PM 3:45

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2021-0002