

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:

January 05, 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 mortgagee. 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.



4727184

2020-0017

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.

FW Miller

Megan Randle

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, Megan Randle, declare under penalty of perjury that on the 13th day of October, 2020, 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).

2020-0017

FILED
2020 OCT 13 AM 10:49

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: 04/27/2000
Grantor(s): ALICIA CHINCHILLA AND HUSBAND, LUIS CHINCHILLA
Original Mortgagee: HOME MORTGAGE CONSULTANTS INC. DBA CITYWIDE MORTGAGE CO.
Original Principal: \$58,700.00
Recording Information: Instrument 002873
Property County: Austin
Property: (See Attached Exhibit "A")
Reported Address: 112 SOUTH MATTHEWS STREET, BELLVILLE, TX 77418

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: NewRez Mortgage LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: NewRez Mortgage LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer Address: 55 Beattie Place, Suite 110, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of January, 2021
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(s) is/are no longer the area(s) designated by the Austin County Commissioner's Court, at the area most recently designated by the Austin County Commissioner's Court.

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 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, Michael Burns, Tori Jones, or Suzanne Suarez, 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. 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, Michael Burns, Tori Jones, or Suzanne Suarez, 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.

2020-0018

- 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.

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, Michael Burns, Tori Jones, or Suzanne Suarez, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Megan L. Randle whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on November 5th 2020 I filed and / or recorded 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.

By: Megan L. Randle

Exhibit "A"

BEING 7300 SQUARE FEET OF LAND, A PART OF THE CITY OF BELLVILLE, ALSO BEING A PART OF THE JOHN NICHOLS SURVEY, ABSTRACT 73 OF AUSTIN COUNTY, TEXAS, AND BEING THAT SAME TRACT AS CONVEYED TO R. A. COWARD, JR. AND WIFE, MILDRED E. COWARD, TRUSTEES UNDER THE COWARD LIVING TRUST AND RONA DELL KENTER AS RECORDED IN VOLUME 731, PAGE 198 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHWEST LINE OF SOUTH MATTHEWS STREET, SAID ROD BEING THE SOUTH CORNER OF A GARY CALASSO TRACT (FILE NO. 98227) AND THE EAST CORNER HEREOF, SAID ROD BEING SOUTH 25 DEG. 22 MIN. 00 SEC. WEST 82.60 FEET FROM A 1/2" IRON ROD FOUND IN THE WEST INTERSECTION OF EAST LUHN STREET AND SOUTH MATTHEWS STREET;

THENCE WITH THE NORTHWEST LINE OF SOUTH MATTHEWS STREET SOUTH 25 DEG. 22 MIN. 00 SEC. WEST 52.02 FEET TO A 1/2" IRON ROD SET FOR THE EAST CORNER OF A WOODLEY LIVING TRUST TRACT (VOLUME 715, PAGE 651) AND FOR THE SOUTH CORNER HEREOF;

THENCE WITH THE NORTHEAST LINE OF THE WOODLEY TRACT NORTH 66 DEG. 18 MIN. 00 SEC. WEST 140.66 FEET TO A 1/2" IRON ROD SET IN THE SOUTHEAST LINE OF A C. W. WAAK TRACT (VOLUME 756, PAGE 51) FOR THE NORTH CORNER OF THE WOODLEY TRACT AND THE WEST CORNER HEREOF;

THENCE WITH THE SOUTHEAST LINE OF THE WAAK TRACT NORTH 25 DEG. 59 MIN. 09 SEC. EAST 52.04 FEET TO A 1/2" IRON ROD SET FOR THE WEST CORNER OF THE CALASSO TRACT AND THE NORTH CORNER HEREOF;

THENCE WITH THE SOUTHWEST LINE OF THE CALASSO TRACT SOUTH 66 DEG. 18 MIN. 00 SEC. EAST 140.10 FEET TO THE PLACE OF BEGINNING, CONTAINING 7300 SQUARE FEET OF LAND.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

FILED
2020 NOV -5 AM 11: 18
Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2020 0018

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

AUSTIN County

Deed of Trust Dated: February 2, 2017

Amount: \$144,229.00

Grantor(s): ARIEL MONTOYA and OFELIA MONTOYA

Original Mortgagee: AMCAP MORTGAGE, LTD

Current Mortgagee: AMCAP MORTGAGE, LTD

Mortgagee Address: AMCAP MORTGAGE, LTD, 9999 BELLAIRE BLVD, STE 700, HOUSTON, TX 77036

Recording Information: Document No. 170599

Legal Description: SEE EXHIBIT A

Whereas, an Order to Proceed was entered on October 27, 2020 under Cause No. 2019V-0152 in the 155th Judicial District Court of AUSTIN County, Texas

Date of Sale: January 5, 2021 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

EBBIE MURPHY OR KRISTIE ALVAREZ, KATHLEEN ADKINS, AMY BOWMAN, EVAN PRESS, REID RUPLE, JOSHUA SANDERS, CARY CORENBLUM, MARIEL MARROQUIN, KRISTOPHER HOLUB, JULIAN PERRINE OR MEGAN RANDLE have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-006988



c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

2020-0020

Exhibit "A"

Being a 1.83 acre parcel of land, more or less, situated in the T. Westall Survey, Abstracts 99 & 100, Austin County, Texas, and consisting of Lots 278, 279, 280, 281, 282, and 283 in Lazy River Subdivision as recorded in Volume 318, Page 200 of the Deed Records of Austin County, and a 0.0210 acre tract as recorded in Austin County Clerk's File 153273, and also a 0.1741 acre tract as recorded in A.C.C.F. 153273, with the basis of bearings being said plat, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the southeastern right of way of Riverbend Drive (50' R.O.W.) for the north corner of Lot 284, the west corner of Lot 283, and marking the most south western corner of the herein described parcel;

THENCE, North 45° 00' 00" East, a distance of 162.28 feet along the eastern right of way of Riverbend Drive to a point for corner from which a 1/2" iron rod bears North 18° 54' 43" West, a distance of 0.64 feet for the beginning of a curve to the left, and marking an angle point in the western line of the herein described parcel;

THENCE, northwesterly along the eastern right of way of Riverbend Drive, and a curve to the left having a radius of 60.00 feet, an arc length of 120.86 feet, and a chord bearing North 12° 42' 20" West, 101.44 feet a 1/2" iron rod set with plastic cap marking an angle point in the western line of the herein described parcel;

THENCE, North 70° 24' 40" West, a distance of 24.64 feet along the eastern right of way of Riverbend Drive to a 1/2" iron rod set with plastic cap for the south corner of Lot 277, the west corner of Lot 278, and marking an angle point in the western line of the herein described parcel;

THENCE, North 45° 00' 00" East, a distance of 177.21 feet along the southeastern line of Lot 277 to a point for corner in the centerline of a creek for the east corner of Lot 277, the south corner of Lot 272, the west corner of Lot 271, and marking the most northern corner of the herein described parcel;

THENCE, the following courses and distances along the centerline of a creek, and the southwestern line of that Tract being part of Lots 267, 268, 269, and 270:

- South 46° 43' 00" East, a distance of 81.56 feet;
- South 56° 44' 10" East, a distance of 24.40 feet;
- North 34° 25' 46" East, a distance of 43.96 feet;
- South 77° 03' 13" East, a distance of 26.91 feet;
- South 26° 34' 28" East, a distance of 46.35 feet;
- South 87° 48' 36" East, a distance of 30.97 feet;
- North 60° 13' 02" East, a distance of 49.59 feet;
- North 60° 13' 02" East, a distance of 3.12 feet;
- South 88° 34' 57" East, a distance of 23.44 feet;
- South 38° 14' 48" East, a distance of 20.26 feet to a point for corner in the northwest line of

the called 20.01 acres as recorded in A.C.C.F. 154493 for the northeast corner of the called 0.0210 acres, and marking the most northeast corner of the herein described parcel;

THENCE, South 45° 02' 40" West, a distance of 36.04 feet along the northwestern line of the called 20.01 acres to a 1/2" iron rod set for the southeast corner of the called 0.0210 acres, the northeast corner of the called 0.1741 acres, and marking an angle point in the eastern line of the herein described parcel;

THENCE, South 45° 02' 40" West, a distance of 65.00 feet along the western line of the called 20.01 acres to a 1/2" iron rod set with plastic cap for the southeast corner of the called 0.1741 acres, the east corner of Lot 280, and marking an angle point in the eastern line of the herein described parcel;

THENCE, South 45° 02' 40" West, a distance of 418.00 feet along the western line of the called 20.01 acres and the called 3.9992 acres as recorded in A.C.C.F. 984422 to a 1/2" iron rod set with plastic cap for the east corner of Lot 284, the south corner of Lot 283, and marking the most south corner of the herein described parcel;

THENCE, North 45° 00' 00" West, a distance of 129.38 feet along the northeastern line of Lot 284 back to the POINT OF BEGINNING and containing 1.83 acres of land, more or less.

FILED

2020 NOV 19 AM 10:16

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2020-0020

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: July 5, 2017

Grantors: Alfonso Gonzales Soto and spouse, Lorena Caballero

Trustee: Ervin B. Flencher, Jr.

Lender: Citizens State Bank

Recorded in: Instrument #173541, Official Public Records of Austin County, Texas.

Legal Description:

TRACT 1: That certain tract or parcel of land called Tract 1 in Deed dated October 6, 2000 executed by Frances Louise Sampson to The Frances Louise Sampson Trust, recorded under Clerk's File No. 006496, Official Records of Austin County, Texas, containing 0.264 acres, more or less, located in the John W. Kenney Survey, A-244, Austin County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

TRACT 2: That certain tract or parcel of land called Tract "B" containing 4.138 acres, more or less, located in the J. W. Kenney Survey, A-244, Austin County, Texas, and being more particularly described by metes and bounds on Exhibit "B" attached hereto and made a part hereof LESS AND EXCEPT that certain tract or parcel of land described in Deed dated May 14, 2010 executed by Floy S. Wilkin and husband, Jack Wilkin to Jane G. Bennett, recorded under Clerk's File No. 101844, Official Records of Austin County, Texas, and being more particularly described by metes and bounds on Exhibit "B-1" attached hereto and made a part hereof.

Being part of the same property described in Deed dated September 13, 1965, executed by Herbert Winkelman and wife, Cordie L. Winkelman to D.T. Sampson, Jr., and wife, Frances L. Sampson, recorded in Volume 284, Page 335, Deed Records of Austin County, Texas.

Being part of the same property described in Deed dated October 15, 1970, executed by Theodore F. Pfeffer and wife, Anita R. Pfeffer, Edwin A. Pfeffer and wife, Hilda Pfeffer and Leona Pfeffer to D.T. Sampson, Jr., and wife, Frances L. Sampson, recorded in Volume 322, Page 452, Deed Records of Austin County, Texas.

Secures: Adjustable-Rate Note ("Note") in the original principal amount of \$79,420.00, executed by Alfonso Gonzales Soto ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, January 5, 2021

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

2020-0021

Place: Austin County Courthouse
1 East Main
Bellville, Texas 77418

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 Citizens State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Citizens State Bank, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Citizens State Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Citizens State Bank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

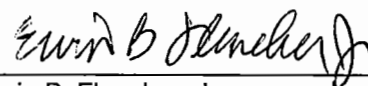
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Citizens State Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "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, 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 Trustee.

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.



Ervin B. Flencher, Jr.
155 8th Street
Somerville, Texas 77879

2020-0021

Tract 1



ALEXANDER SURVEYING
LAND SURVEYORS

FRANCIS L. SIMPSON

TRACT 1

0.264 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 0.264 Acres located in the John W. Kenney Survey, A-244, Austin County, Texas. Subject tract being a portion of the called 3.371 Acre tract that is described in a Deed to D. E. Simpson, Sr., and wife, Frances L. Simpson as recorded in Volume 322, Page 452 of the Deed Records of Austin County, Texas. Said tract being more particularly a portion of Lots 2, 3, 4 and 5 of Block 5 of the Town of Kenney as recorded in Volume "Y", Page 319 D.R.A.C.T. and said tract consisting of 0.264 Acres and being more particularly described as follows:

- BEGINNING at a 1/2" iron rod found in the Southwest line of Loop 487 and being the East corner of various tracts belonging to Erud U. Mantey, et ux as recorded in Volume 375, Page 487 D.R.A.C.T. and being the North corner of the called 3.371 Acre parent tract and the North corner of the herein described tract;
- THENCE S 58d 41' 53" E, with the Southwest Right-of-way of Loop 487, a distance of 89.78 ft. (Called S 57d 44' E, 90.17 ft.) to a 1/2" iron rod found at W fence corner post and being the North corner of various tracts belonging to Walter Stephen Pawlowski as recorded in Volume 583, Page 45 of the Official Records of Austin County, Texas and being the East corner of the herein described tract;
- THENCE S 30d 44' 19" N, with the common line with the Pawlowski Tract and generally with an existing fence line, a distance of 130.15 ft. (Called Hwy. S 31d 39' W) to a 1/2" iron rod set for the Southeastern or South corner of the herein described tract;
- THENCE N 55d 29' 51" W, covering the parent tract, a distance of 90.53 ft. (No Call) to a 1/2" iron rod found for the South corner of the Mantey Tract and being an "L" corner in the parent tract, for the West corner of the herein described tract;
- THENCE N 30d 59' 25" E, with the common line with the Mantey Tract, a distance of 123.09 ft. (Called N 31d 50' N, 123.28 ft.) to the PLACE OF BEGINNING and containing 0.264 Acres.

September 6, 2000
W.O. 4233

Page 1 of 2

103 E. Lobo P.O. Box 386 Galveston, Texas 77418 979/665-1145 fax 979/665-5980

EXHIBIT A

RECORDER'S MEMORANDUM

At the time of recordation this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

2020-0021



ALEXANDER SURVEYING
LAND SURVEYORS

FERDIE L. SANDRON

TRACT 1

0.764 ACRES (contiguous)

NOTES: Bearings shown herein are based upon the description of the 1.371 Acre tract recorded in Volume 322, Page 452 D.R.A.C.T.

Reference is hereby made to plat, of the subject tract, prepared this day.

September 6, 2000
W.D. # 4231



Glen S. Alexander
Registered Professional Land Surveyor, #419

Page 2 of 2

105 E. Main P.O. Box 386 Baytown, Texas 77418 979/865-9145 Fax 979/865-5988

RECORDER'S MEMORANDUM

As the time of recordation this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

2020-0021

Tract 2



ALEXANDER SURVEYING
LAND SURVEYORS

FRANCES LOUISE SAMPSON TRUST

TRACT "B"

4.138 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 4.138 Acres located in the John W. Kenney Survey, A-244, Austin County, Texas, "Town of Kenney", Volume "Y", Page 319 of the Deed Records of Austin County, Texas. Subject tract being a portion of the 8.276 Acre tract that is described in a Deed to the Frances Louise Sampson Trust recorded in File# 006496 of the Official Records of Austin County, Texas.

Said tract consisting of 4.138 Acres and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the West Right-of-way of Travis Road (Public Road) and being on the common line with the called 17.943 Acre adjoining tract belonging to Russell Neil Howell as recorded in File# 981050 O.R.A.C.T. and being an angle point in the Southeast line of the 8.276 Acre parent tract, for the Southeast corner of the herein described tract;

THENCE N 42d 36' 47" W, departing the right-of-way of Travis Road and with the common line with the called 17.943 Acre adjoining tract and generally with an existing fence line, a distance of 28.01 ft. (Called N 42d 36' 47" W, 28.01 ft.) to a 1/2" iron rod found at a fence corner post and being an angle point in the 17.943 acre adjoining tract and being the East corner of a 4.138 Acre tract that has been designated as Tract "A" and having been surveyed and described this day and being an angle point in the herein described tract;

THENCE N 44d 03' 56" W, with the common line with Tract "A", a distance of 265.05 ft. (No Call) to a 1/2" iron rod set for an angle point in Tract "A" and in the herein described tract;

THENCE N 11d 02' 35" W, continuing with the common line with Tract "A", a distance of 633.05 ft. (No Call) to a fence corner post found for an angle point in the Northwest line of the 8.276 Acre parent tract and being the Northeast corner of Tract "A", for the Northwest corner of the herein described tract;

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W.O.# 4492

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EXHIBIT B

2020-0021



ALEXANDER SURVEYING
LAND SURVEYORS

FRANCES LOUISE SAMPSON TRUST

TRACT "B"

4.128 ACRES (continued)

THENCE N 32d 13' 25" E, generally with an existing fence line, a distance of 113.50 ft. (Called N 32d 13' 25" E, 113.50 ft.) to a fence corner post found for an angle point in various tracts belonging to Fred U. Mantey, at w as recorded in Volume 375, Page 487 D.R.A.C.T. and being an angle point in the herein described tract;

THENCE S 57d 47' 35" E, with the common line with those various tracts mentioned above and generally with an existing fence line, a distance of 83.46 ft. (Called S 57d 47' 35" E, 83.46 ft.) to a 1/2" iron rod found at a fence corner post and being in the approximate centerline of an abandoned alley and being the Southwest or West corner of the 0.264 Acre tract that is described in the above mentioned Deed to the Francis Louise Sampson Trust and designated as Tract 1 and being an angle point in the herein described tract;

THENCE S 55d 29' 51" E, with the common line with the 0.264 Acre adjoining tract, a distance of 90.53 ft. (Called S 55d 49' 51" E, 90.53 ft.) to a 1/2" iron rod found for the South corner of the 0.264 Acre adjoining tract and being an angle point in the herein described tract;

THENCE S 30d 44' 18" W, with the original East line of the 8.276 Acre parent tract, a distance of 8.85 ft. (Called S 30d 44' 18" W, 8.85 ft.) to a 1/2" iron rod found for an angle point;

THENCE S 07d 02' 18" W, continuing with the Easterly line of the parent tract, a distance of 5.95 ft. (Called S 07d 02' 18" W, 5.95 ft.) to a 1/2" iron rod found for an angle point;

THENCE S 58d 09' 19" E, with a line, which is South or Southwest of the existing alley by approximately 18 - 20 ft., a distance of 103.36 ft. (Called S 58d 09' 19" E, 103.36 ft.) to a 1/2" iron rod found at a chain link fence corner post and being the occupied Northwest corner of various tracts belonging to the August Tieman Estate as recorded in Volume 572, Page 184 O.R.A.C.T. and being an angle point in the parent tract and in the herein described tract;

THENCE S 30d 54' 41" W, with the occupied line between the herein described tract and the Tieman Tract, the same being the approximate line between Lot 12 and Lot 13 of the Town of Kenney, a distance of 135.16 ft. (Called S 30d 54' 41" W, 135.16 ft.) to a 3/8" iron rod found at a chain line fence

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**ALEXANDER SURVEYING
LAND SURVEYORS**

FRANCES LOUISE HAMPSON TRUST

TRACT "B"

4.138 ACRES (continued)

corner post and being on the approximate centerline of an unnamed road shown on the plat of the Town of Kenney and being an angle point in the herein described tract;

THENCE S 56d 03' 59" E, with the approximate centerline of said unnamed road and passing at 60.51 ft. a 1/2" iron rod found at the intersection of the centerline of said unnamed road and the West right-of-way of Thompson Street and continuing, a total distance of 85.56 ft. (Called S 56d 03' 59" E, 85.56 ft.) to a 1/2" iron rod found North of an existing shed and being at the centerline intersection of the centerline of said unnamed road and the centerline of Thompson Street and being an angle point in the herein described tract;

THENCE S 30d 45' 12" W, with the approximate centerline of Thompson Street and continuing, a distance of 160.30 ft. (Called S 30d 45' 12" W, 160.30 ft.) to a 1/2" iron rod found at the intersection of Thompson Street and the projection of the centerline of a 20 ft. alley and being an angle point in the herein described tract;

THENCE S 59d 36' 44" E, with the projection of said alley, a distance of 156.11 ft. (Called S 59d 36' 44" E, 156.11 ft.) to a 1/2" iron rod found for an angle point in the herein described tract;

THENCE S 31d 16' 11" W, passing at 10.00 ft. a 1/2" iron rod found at a fence corner post for the Northwest corner of Lot 16, the same being the Northeast corner of Lot 17 of the Town of Kenney and continuing with an existing fence line, a total distance of 123.59 ft. (Called S 31d 16' 11" W, 123.59 ft.) to a 1/2" iron rod found for the Southwest corner of Lot 16, the same being the Southeast corner of Lot 17 and being an angle point in the herein described tract;

THENCE S 58d 33' 30" E, with the south line of Lot 16, 15, 14, 13, 12 and 11 of Block 7 of the Town of Kenney and passing at 180.32 ft. a 1/2" iron rod found (bent) and continuing, a total distance of 196.40 ft. (Called S 58d 33' 30" E, 196.40 ft.) to a 1/2" iron rod found in the Northwest right-of-way of Travis Road and being an angle point in the East line of

November 30, 2001
W.O.# 4492

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2020-0021



**ALEXANDER SURVEYING
LAND SURVEYORS**

FRANCES LOUISE SAMPSON TRUST

TRACT 432

4.138 ACRES (continued)

the herein described tract;

BEARING S 37d 15' 33" W, with the West right-of-way of Travis Road (Public Road), a distance of 214.20 ft. (Called S 37d 15' 33" W, 214.20 ft.) to the PLACE OF BEGINNING and containing 4.138 Acres.

NOTES: Bearings shown hereon are based upon the survey and description of the 6.276 Acre tract recorded in File# 006496 O.R.A. C.T.

Reference is hereby made to plat, of the subject tract, prepared this day.

November 30, 2001
W.O.# 4492

Glen B. Alexander
Registered Professional Land Surveyor, #4154



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—POINT AND DISTANCE SURVEY—

2020-0021

LESS AND EXCEPT

ALEXANDER SURVEYING
LAND SURVEYORS

OWNER: FLETCHER E. HILLMAN

BUYER: CARL C. BARNETT

3.955 ACRES

ALL THAT PART OR PARTS OF LAND consisting of 3.955 Acres located in the John W. Kenney Survey, A-244, Austin County, Texas. Subject tract being a portion of the 8.276 Acre tract described in a Deed Evans Louise Sempola Trust recorded in File# 006489 of the Official Records of Austin County, Texas. Said tract also being a portion of the "Town of Kenney" recorded in Volume "X", Page 219 of the Deed Records of Austin County, Texas. Said tract consisting of 3.955 acres and being more particularly described as follows:

BEGINNING at a point at a fence corner post (found iron rod destroyed) in the West Right-of-way of Travis Road (Public Road) and being on the western line with the called 17.943 Acre tract described in a Deed to Russell Neal Howell recorded in File# 981088 O.R.A.C.T. and being an angle point in the Southeast line of the 8.276 Acre tract mentioned above and being the extreme South corner of the herein described tract;

THENCE S 42d 36' 47" E, departing the Right-of-way of Travis Road and with the corner line with the small tract and generally with an existing fence, a distance of 26.01 ft. (Called N 42d 36' 47" E, 26.01 ft.) to a 1/2" iron rod found at a fence corner post and being an angle point in the Howell tract and the Southeast corner of the 4.138 Acre tract belonging to Davis Joan Elfrey recorded in File# 050781 O.R.A.C.T. and being an angle point in the Southeast line of the herein described tract;

THENCE N 64d 03' 56" E, with the corner line with the 4.138 Acre adjoining tract, a distance of 265.76 ft. (No Call) to a 1/2" iron rod set at a large fence post and being an angle point in the 4.138 Acre tract and the herein described tract;

THENCE S 12d 02' 39" W, continuing with the corner line with the 4.138 Acre tract, a distance of 613.05 ft. (No Call) to a point at a fence corner post at the North corner of the 4.138 Acre tract and being an angle point in the West line of the herein described tract;

THENCE N 35d 13' 25" E, generally with an existing fence, a distance of 112.50 ft. (Called N 35d 13' 25" E, 112.50 ft.)

April 12, 2010

R.O.S. 10-6132

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105 E. Linn St. P.O. Box 365 Dallas, TX 75248 972/845-9145 Fax 972/845-5788
 Email alexander@surveyingtx.com

EXHIBIT B-1

RECORDER'S MEMORANDUM

At the time of recording this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

2020-0021



ALEXANDER SURVEYING
LAND SURVEYORS

OWNER: FLOY S. WILSON

SURVEYOR: JANE G. RAMSDEY

3.956 ACRES (continued)

to a point at a fence corner post for an angle point in various tracts belonging to Fred O. Hantley, et ux recorded in Volume 375, Page 487 D.R.S.C.T. and being an angle point in the herein described tract;

THENCE S 57d 49' 35" E, continuing with the common line with the Hantley tract and generally with an existing fence, a distance of 81.46 ft. (Called S 57d 47' 25" E, 81.46 ft.) to a point at a fence corner post found in concrete at the Southwest corner of the 0.254 Acre tract that is described in the above mentioned Deed to the Franko Lovell Simpson Trust and being the Northwest corner of the 0.202 Acre tract which is a portion of the 0.276 Acre parent tract that has been surveyed and described this day, for an angle point in the herein described tract;

THENCE S 30d 19' 29" N, with the common line with the 0.202 Acre tract, a distance of 99.04 ft. (No Call) to a 1/2" iron rod set for the Southwest corner of the 0.202 Acre tract and being an angle point in the herein described tract;

THENCE S 39d 49' 55" E, with the common line with the 0.202 Acre tract, a distance of 51.75 ft. (No Call) to a 1/2" iron rod set for the Southwest corner of the 0.202 Acre tract and being an angle point in the herein described tract;

THENCE N 10d 44' 17" E, continuing with the common line with the 0.202 Acre tract, a distance of 77.86 ft. (No Call) to a 1/2" iron rod found for an angle point in the 0.276 Acre parent tract and being an angle point in the East line of the 0.202 Acre tract and in the herein described tract;

THENCE S 58d 09' 19" E, with a line, which is South or Southwest of an existing Alley by approximately 18 - 20 ft., a distance of 403.39 ft. (Called S 88d 09' 19" E, 102.34 ft.) to a 1/2" iron rod found at a chainlink fence corner post and being the occupied Southwest corner of various tracts belonging to James H. Wissner, et ux recorded in File# 070821 D.R.S.C.T. and being an angle point in the herein described tract;

THENCE S 30d 54' 41" N, with the common line with the Wissner tract and generally with an existing fence, a distance of 135.18 ft. (Called S 30d 54' 41" N, 135.18 ft.) to a 3/8"

April 12, 2018
H.O.# 20-6232

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105 E. Main St. P.O. Box 386 Dallas, TX 75241 972/865-9145 Fax 972/865-5988
Email: alexandersurveying@tscycle.com

RECORDER'S MEMORANDUM

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2020-0021



ALEXANDER SURVEYING
LAND SURVEYORS

OWNER: FLOYD H. HELAND

SURVEY: DAVID G. BARNETTE

3.955 ACRES (continued)

Iron rod found at a chainlink fence corner post and being on the approximate centerline of an Unnamed Road shown on the plat of the "Town of Kenney" and being an angle point to the herein described tract;

REFERENCE S 56d 03' 59" E, with the approximate centerline of said Unnamed Road and passing at 50.51 ft. a 1/2" iron rod found at the intersection of the centerline of said Unnamed Road and the called West Right-of-Way of Thompson Street (Called 70' R.O.W.) and containing a total distance of 106.57 ft. (Called S 56d 03' 59" E, 106.57 ft.) to a point in the approximate centerline of Thompson Street and being an angle point to the herein described tract;

REFERENCE S 30d 45' 12" N, with the approximate centerline of Thompson Street, a distance of 159.99 ft. (Called S 30d 45' 12" N, 159.99 ft.) to a 1/2" iron rod found at the intersection of Thompson Street and the projection of the centerline of a 20 ft. Alley and being an angle point in the 3.276 Acre parent tract and in the herein described tract;

REFERENCE S 56d 36' 46" E, with the centerline of said Alley, a distance of 151.11 ft. (Called S 56d 36' 46" E, 151.11 ft.) to a 1/2" iron rod found for an angle point;

REFERENCE S 31d 16' 11" N, passing at 30.0 ft. a 1/2" iron rod found at a fence corner post for the Northwest corner of Lot 16 of Block 7 of the "Town of Kenney" belonging to Venus E. Williamson recorded in File# 031261 D.R.A.C.T. and containing generally with an existing fence, a total distance of 123.59 ft. (Called S 31d 16' 11" N, 123.59 ft.) to a 1/2" iron rod found for the Southwest corner of Lot 16, the same being the Southeast corner of Lot 17 and being an angle point in the herein described tract;

REFERENCE S 58d 23' 29" E, with the South line of Lot 16, 15, 14, 13, 12 and 11 of Block 7, the same being those tracts belonging to Venus E. Williamson as mentioned above and generally with an existing fence, a distance of 196.40 ft. (Called S 58d 23' 29" E, 196.40 ft.) to a 1/2" iron rod found in the Northwest Right-of-Way of Travis Road and being an angle point in the 3.276 Acre parent tract and in the herein described tract;

REFERENCE S 37d 15' 33" N, with the Northwest Right-of-Way of Travis Road, a distance of 214.20 ft. (Called S 37d 15' 33" N, 214.20 ft.) to the PLANT OF BERINGING and containing 3.955 Acres.

April 12, 2010
W.O.# 10-8292


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105 E. John St. P.O. Box 386 Edinburg, TX 77418 979/845-9145 Fax 979/845-5988
E-mail alexandersurveying@earthlink.net

RECORDER'S MEMORANDUM

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2020-0021

 **ALEXANDER SURVEYING**
LAND SURVEYORS

OWNER: JAMES S. WILSON

NOTES: JOHN C. BURRITT

3.955 ACRES (continued)

NOTES: Bearings shown herein are based upon the D-276 home tract recorded in file 086496 D.R.A.C. 2.

Reference is hereby made to plat, showing the tract, prepared this day.

The tract of land shown and/or described herein could be subject to the Subdivision Rules and Regulations of Austin County, Texas.

April 12, 2010
W.O.# 10-6232

Given to *Minneapolis*

Clem S. Alexander
Registered Professional Land Surveyor, No. 1394



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RECORDER'S MEMORANDUM

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FILED

2020 DEC -9 PM 1:56

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2020-0021