

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 9<sup>th</sup> day of March, 2015, Maribel Rojas Perez (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Austin County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4<sup>th</sup> day of February, 2020, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, inside the foyer of the Austin County Courthouse, where the Commissioners Court has designated such sales to take place. The courthouse is located at 1 East Main Street, Bellville, Texas 77418.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor 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.

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 send of this notice immediately.

Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A"
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 13<sup>th</sup> day of January, 2020.

Address of Substitute Trustee:

Foreclosure Services, LLC \_\_\_\_\_  
8101 Boat Club Road, Suite 320 \_\_\_\_\_  
Fort Worth, Texas 76179 \_\_\_\_\_

By: Megan L. Puller  
Megan L. Puller, Substitute Trustee

Return to:  
Texas Funding Corporation  
P.O. Box 19562  
Houston, TX 77224

2020-001

**EXHIBIT "A"**

1.00 acre of Land, more or less, Situated in Austin County, Texas in the San Felipe De Austin Town Tract, A-5, Austin Town Tract, A-5, and Being Block Thirty-Three of the Sealy Subdivision, (filed for record in the office of the County Clerk of Austin County, Texas, in Volume Y, Page 318 of the Deed Records) 1.00 acre tract described in Deed Dated November 8, 1991, from Citizens State Bank, Sealy, Texas, et al, to David Luk and Phone Bounsawat, filed for record in the office of the County Clerk of Austin County, Texas, in Volume 650, Page 478 of the Official Records.

**FILED**

**2020 JAN 13 AM 10:15**

*Carrie Gregor*

**COUNTY CLERK  
AUSTIN COUNTY, TEXAS**

2020-001

## Notice of Foreclosure Sale

1. *Property to Be Sold.* The property to be sold is described as follows:

**Lots 7, 8, 9, and 10 in Block 25 of the Town (City) of Sealy, Austin County, Texas, according to the map or plat of said Town of Sealy as recorded in Volume X, at Page 6 of the Deed Records of Austin County Texas.**

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in File No. 113320 of the 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: March 3, 2020

Time: The sale will begin no earlier than 11:00 A. M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Austin County Courthouse in Bellville, Texas, at the following location: 1 E. Main St., Bellville, Texas in the place designated by County officials for such purpose.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. 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 deed of trust, 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.

2020-002

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. 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.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement and/or financing statement executed by Maribel Perez.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$136,500.00, executed by Maribel Perez and payable to the order of Jamie Cryan aka Jamie Gregg; and (b) all renewals and extensions of the note; and (c) any and all present and future indebtedness's of Maribel Perez to Jamie Cryan. Jamie Cryan is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: February 5, 2020.

Certified Mail No. 7016 0910 0001 17075739

Return Receipt Requested

CC. Regular Mail

Maribel Perez P.O. Box 464, Sealy, Texas 77474

*D. David Cryan Trustee*

D. David Cryan, Trustee

Attorney for Jamie Cryan aka Jamie Gregg

State Bar No.: 05197000

P. O. Box 901

Sealy, TX 77474

FILED

2020 FEB -5 AM 10:45

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

*2020-002*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 9<sup>th</sup> day of March, 2015, Maribel Rojas Perez (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Austin County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3<sup>rd</sup> day of March, 2020, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, inside the foyer of the Austin County Courthouse, where the Commissioners Court has designated such sales to take place. The courthouse is located at 1 East Main Street, Bellville, Texas 77418.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor 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.

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 send of this notice immediately.


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1. SEE ATTACHED EXHIBIT "A"
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 10<sup>th</sup> day of February, 2020.

Address of Substitute Trustee:

Trustees mailing address: —  
8101 Boat Club Road, Suite 320 —  
Fort Worth, Texas 76179

By:   
Megan L. Randle, Substitute Trustee

Return to:  
Texas Funding Corporation  
P.O. Box 19562  
Houston, TX 77224

**FILED**

**2020 FEB 10 AM 11:15**

*Carrie Gregor*  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2002-003

**EXHIBIT "A"**

1.00 acre of Land, more or less, Situated in Austin County, Texas in the San Felipe De Austin Town Tract, A-5, Austin Town Tract, A-5, and Being Block Thirty-Three of the Sealy Subdivision, (filed for record in the office of the County Clerk of Austin County, Texas, in Volume Y, Page 318 of the Deed Records) 1.00 acre tract described in Deed Dated November 8, 1991, from Citizens State Bank, Sealy, Texas, et al, to David Luk and Phone Bounsawat, filed for record in the office of the County Clerk of Austin County, Texas, in Volume 650, Page 478 of the Official Records.