

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

TS#: 16-17783

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/30/2010, FELIX MARTINEZ, II AND RACHEL MARTINEZ, HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ROBERT K. FOWLER, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR TXL MORTGAGE

CORPORATION, A TEXAS CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$174,603.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR TXL MORTGAGE CORPORATION, A TEXAS CORPORATION, which Deed of Trust is Recorded on 7/1/2010 as Volume 102579, Book , Page , in Austin County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT THIRTY (30) IN WESTGATE ESTATES, A SUBDIVISION IN WALLIS, AUSTIN COUNTY, TEXAS, THE PLAT OF WHICH SAID SUBDIVISION IS DULY RECORDED IN VOLUME 1, PAGE 29-30, OF THE PLAT RECORDS OF AUSTIN COUNTY, TEXAS.

Commonly known as: **7203 JANICEK ST, WALLIS, TX 77485**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Megan L. Randle, Ebbie Murphy, Megan Randle, Doug Woodard, Kristie Alvarez, Julian Perrine, Kathleen Adkins, Amy Bowman, Evan Press, Renee Thomas, Reva Rouchon-Harris, Monica Hirvela, Rebecca Bolton, Amy Jurasek**

or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that



4654089

2018-28

agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 7/3/2018 at 1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Austin County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FOYER OF THE AUSTIN COUNTY COURTHOUSE Austin County Courthouse, One East Main, Bellville, TX 77418**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

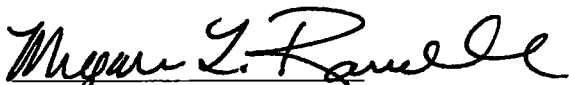
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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.

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.

WITNESS, my hand this 4/11/2018



By: Substitute Trustee(s)

Megan L. Randle, Ebbie Murphy, Megan Randle, Doug Woodard, Kristie Alvarez, Julian Perrine, Kathleen Adkins, Amy Bowman, Evan Press, Renee Thomas, Reva Rouchon-Harris, Monica Hirvela, Rebecca Bolton, Amy Jurasek

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

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

FILED

18 APR 12 PM 1:08

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] 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.

1. **Date, Time, and Place of Sale.**

Date: July 03, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

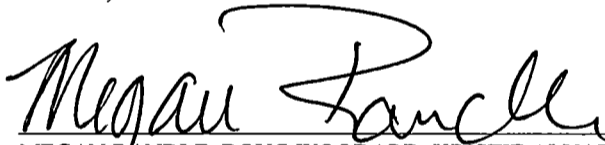
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 20, 2015 and recorded in Document CLERK'S FILE NO. 153330 real property records of AUSTIN County, Texas, with KIMBERLY COOKE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KIMBERLY COOKE, securing the payment of the indebtednesses in the original principal amount of \$303,520.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CMG MORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



MEGAN RANDLE, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, KATHLEEN ADKINS, AMY BOWMAN, EVAN PRESS, RENEE THOMAS, REVA ROUCHON-HARRIS, MONICA HIRVELA, REBECCA BOLTON, OR AMY JURASEK

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

Declarants Name: _____
Date: _____



EXHIBIT "A"

0.258 ACRES

ALL THAT TRACT OR PARCEL OF LAND CONSISTING OF 0.258 ACRES LOCATED IN THE JOHN NICHOLS LEAGUE, A-73, "CITY OF BELLVILLE", AUSTIN COUNTY, TEXAS. SUBJECT TRACT BEING THAT SAME TRACT, CALLED 11,216 SQ. FT. (0.258 ACRES) AND DESCRIBED IN VOLUME 362, PAGE 495 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS AND ALSO DESCRIBED IN VOLUME 679, PAGE 808 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. SAID TRACT CONSISTING OF 0.258 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF EAST AUSTIN STREET AND THE EAST RIGHT-OF-WAY OF SAN ANTONIO STREET AND BEING THE SOUTHWEST CORNER OF THE 11,216 SQ. FT. TRACT MENTIONED ABOVE AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 32D 39' 30" E, WITH THE EAST RIGHT-OF-WAY OF SAN ANTONIO STREET, A DISTANCE OF 113.88 FT. (CALLED N 32D 48' E, 114.0 FT.) TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF VARIOUS TRACTS BELONGING TO NONIE ENGELKING AS RECORDED IN VOLUME 158, PAGE 547 D.R.A.C.T. AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 63D 59' 36" E, WITH THE COMMON LINE WITH VARIOUS ENGELKING TRACTS AND GENERALLY WITH AN EXISTING FENCE LINE, A DISTANCE OF 94.29 FT. (CALLED S 63D 57' E, 94.0 FT.) TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE 0.244 ACRE TRACT DESCRIBED IN A DEED TO GILMORE E. HUEBNER, ET UX AS RECORDED IN FILE # 994498 O.R.A.C.T. AND BEING THE NORTHWEST CORNER OF THE ERNIE VINCIK ESTATE TRACT AS DESCRIBED IN VOLUME 272, PAGE 603 D.R.A.C.T. AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 26D 42' 38" W, WITH THE COMMON LINE WITH THE VINCIK TRACT A DISTANCE OF 111.25 FT. (CALLED S 26D 46' W, 111.3 FT.) TO A 1/2" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY OF EAST AUSTIN STREET AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 65D 00' 00" W, WITH THE NORTH RIGHT-OF-WAY OF EAST AUSTIN STREET, A DISTANCE OF 106.13 FT. (CALLED N 65D 00' W, 106.00 FT.) TO THE PLACE OF BEGINNING AND CONTAINING 0.258 ACRES, MORE OR LESS.

FILED

18 MAY 14 AM 11:25

*Carrie Gregor*COUNTY CLERK
AUSTIN COUNTY, TEXAS

NOS00000007540214

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

AUSTIN County
Deed of Trust Dated: February 27, 2014
Amount: \$275,793.00
Grantor(s): CARL FLOYD and CATHERINE FLOYD

Original Mortgagee: NORTH AMERICAN SAVINGS BANK, FSB
Current Mortgagee: Flagstar Bank, FSB

Mortgagee Servicer and Address: c/o FAY SERVICING, LLC, 939 W. North Avenue, Suite 680, Chicago, IL 60642
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 140847

Legal Description: 2.285 ACRE TRACT OF LAND LOCATED IN THE MARTIN M. KENNEY SURVEY (HTCRR CO. SURVEY, SECTION 156), ABSTRACT 352, AUSTIN COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Date of Sale: July 3, 2018 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

MEGAN RANDLE-BENDER OR EBBIE MURPHY, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, KATHLEEN ADKINS, AMY BOWMAN, EVAN PRESS, RENEE THOMAS, REVA ROUCHON-HARRIS, MONICA HIRVELA, REBECCA BOLTON OR AMY JURASEK 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.

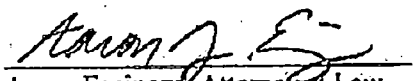
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

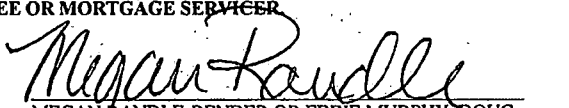
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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

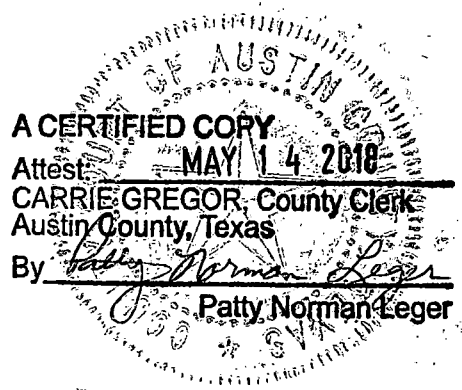
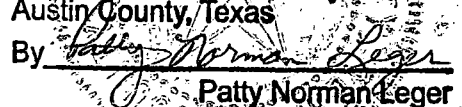
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2016-017768


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

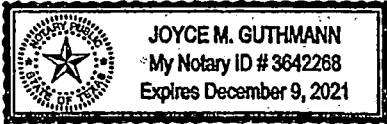
2018-35

A CERTIFIED COPY
Attest:  MAY 14 2018
CARRIE GREGOR, County Clerk
Austin County, Texas
By  Patty Norman Leger

STATE OF TEXAS

COUNTY OF Colorado AUSTIN

Before me, the undersigned authority, on this 14th day of May 2018, personally appeared Mearon Randle, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



Joyce M. Guthmann
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-017768

2018-35





**ALEXANDER SURVEYING
LAND SURVEYORS**

OWNER: GEORGE & LYDIA GASTON

BUYER: CARL A. & CATHERINE M. FLOYD

2.285 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 2.285 Acres located in the Martin M. Konroy Survey (N. & T. C. R.R. Co. Survey, Section 156), A-352, Austin County, Texas. Subject tract being composed of all of the called 1.00 Acre tract described in Deed to George & Lydia Gaston recorded in Volume 759, Page 132 of the Official Records of Austin County, Texas and all of the called 1.285 Acre tract described in Deed to George & Lydia Gaston recorded in Ellef. 021377 O.R.A.C.T. Said tract consisting of a total of 2.285 Acres and being more particularly described as follows:

- BEGINNING at a 1/2" iron rod found in the Northwest Right-of-way of Paschel Lane (Public Road) for the East corner of the residue tract belonging to Will Wade & Hazel Dale Paschal recorded in Volume 301, Page 232 of the Deed Records of Austin County, Texas for the South corner of the 1.00 Acre tract mentioned above and the South corner of the herein described tract;
- THENCE N 46d 30' 58" W, with the common line with the Paschel tract a distance of 176.49 ft. to a 1/2" iron rod found in the common line with the called 0.977 Acre tract described in Deed to Lonnie Ray Paschal, et ux recorded in Volume 466, Page 621 D.R. A.C.T. for the North corner of the Will Paschel tract and an angle point in the West line of the herein described tract;
- THENCE N 42d 10' 09" E, with the common line with the 0.977 Acre adjoining tract and generally with an existing fence, a distance of 29.58 ft. to a point at a chainlink fence corner post found set in concrete for the East corner of the 0.977 Acre adjoining tract and an angle point in the West line of the herein described tract;
- THENCE N 46d 23' 26" W, continuing with the common line with the 0.977 Acre adjoining tract and generally with an existing fence, a distance of 142.02 ft. to a 1/2" iron rod found at a fence corner post for the North corner of the 0.977 Acre adjoining tract and being in the common line with the residue of the

January 15, 2014
W.O.# 14-6880

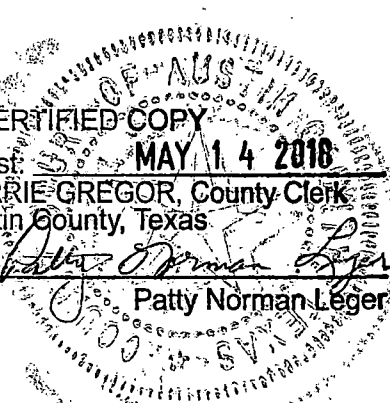
Page 1 of 2

2018-35

A CERTIFIED COPY

Attest: **MAY 14 2018**
CARRIE GREGOR, County Clerk
Austin County, Texas

By *Patty Norman Leger*
Patty Norman Leger





**ALEXANDER SURVEYING
LAND SURVEYORS**

OWNER: GEORGE & LINDA GREGOR

BUYER: CARL A. & CHRISTINE L. FLORE

2.285 ACRES (continued)

called 2.00 Acre tract described in Deed to Clara Stastny recorded in Volume 738, Page 136 O.R.A.C.T. for the westerly corner of the herein described tract;

THENCE N 42d 20' 37" E, with the common line with the residue of the 2.00 Acre adjoining tract and passing at 115.78 ft. a 3/4" iron pipe found at a fence corner post for the East corner of the residue of the called 2.00 Acre adjoining tract, the same being the South corner of the called 32.80 Acre tract described in Deed to The Bosman Children's Partnership recorded in File# 126263 O.R.A.C.T. for the North corner of the 1.00 Acre parent tract and the West corner of the 1.285 Acre parent tract and continuing with the common line with the 32.80 Acre adjoining tract and generally with an existing fence, a total distance of 290.01 ft. to a 1/2" iron rod found for the West corner of the 1.214 Acre tract described in Deed to Tony C. & Clementine Hooke recorded in File# 014716 O.R.A.C.T. for the North corner of the 1.285 Acre parent tract and the North corner of the herein described tract;

THENCE S 47d 46' 07" E, with the common line with the 1.214 Acre adjoining tract and with a line which is not fenced, a distance of 322.94 ft. to a 1/2" iron rod found in the Northwest Right-of-way of Paschel Lane, for the South corner of the 1.214 Acre adjoining tract, the East corner of the 1.285 Acre parent tract and the East corner of the herein described tract;

THENCE S 43d 06' 59" W, with the Northwest Right-of-way of Paschel Lane and passing at 173.32 ft. a 3/4" iron pipe found for the South corner of the 1.285 Acre parent tract, the same being the East corner of the 1.00 Acre parent tract and continuing, a total distance of 326.90 ft. to the PLACE OF BEGINNING and containing 2.285 Acres.

NOTES: Bearings shown hereon are based upon Grid North as determined from G.P.S. Observation, State Plane Coordinates, South Central Zone, NAD 83.

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

January 15, 2014
W.O.# 14-6890

GLEN S. ALEXANDER

Glen S. Alexander
Registered Professional Land Surveyor, #4194
Firm No. 10134400

Page 2 of 2



Instrument # 181937
5/14/2018 11:37 AM

FILED

18 MAY 14 AM 11:36

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2018-35

STATE OF TEXAS COUNTY OF AUSTIN
I certify that this instrument was filed on the
date and time stamped by me and was recorded in the
Official Public Records of Austin County, Texas.

Carrie Gregor, County Clerk
Austin County, Texas

By: *Patty Norman Leger*

A CERTIFIED COPY
Attest: *Carrie Gregor* MAY 14 2018
CARRIE GREGOR, County Clerk
Austin County, Texas
By: *Patty Norman Leger*
Patty Norman Leger



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

AUSTIN County
Deed of Trust Dated: March 27, 2009
Amount: \$68,627.00
Grantor(s): LATONIA DAVIS

Original Mortgagee: CORNERSTONE MORTGAGE COMPANY
Current Mortgagee: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

Recording Information: Document No. 091545

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Date of Sale: July 3, 2018 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

MEGAN RANDLE OR EBBIE MURPHY, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, KATHLEEN ADKINS, AMY BOWMAN, EVAN PRESS, RENEE THOMAS, REVA ROUCHON-HARRIS, MONICA HIRVELA, REBECCA BOLTON OR AMY JURASEK 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.

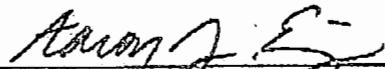
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

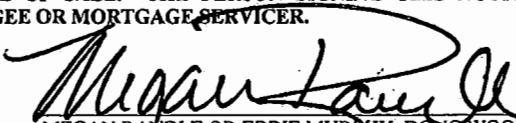
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-001962


MEGAN RANDLE OR EBBIE MURPHY, DOUG WOODARD,
KRISTIE ALVAREZ, JULIAN PERRINE, KATHLEEN ADKINS,
AMY BOWMAN, EVAN PRESS, RENEE THOMAS, REVA
ROUCHON-HARRIS, MONICA HIRVELA, REBECCA BOLTON
OR AMY JURASEK
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

2018-37

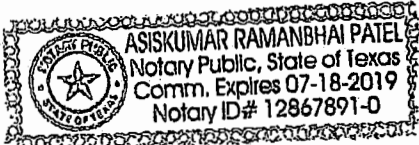
STATE OF TEXAS

A

COUNTY OF AUSTIN

FORT BEND

Before me, the undersigned authority, on this 24th day of MAY 2018, personally appeared Megan Randle, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that ~~he~~ she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



Askeer

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2018-001962

EXHIBIT A

STATE OF TEXAS

COUNTY OF AUSTIN

Land Description
0.313 Acres

BEING a tract or parcel containing 0.313 acres of land situated in the San Felipe De Austin Town Tract, Abstract No. 5, City of Sealy, Austin County, Texas and being the remaining part or portion of that same land described in Deed dated January 31, 1928 from Pat Holiday, et ux to R.K. Holiday, recorded in Volume 77, Page 174, Austin County Deed Records. Said 0.313 acre tract being described more particularly by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set for the Southwest corner of the original Holiday tract and the Southwest corner of the herein described 0.313 acre tract, located on the Easterly right of way line of Cleveland Street (width varies), said iron rod also being on the North line of the Lot 1 in Block 1 of the Scranton Oaks Subdivision as recorded in Volume 2, Page 38, Austin County Plat Records;

THENCE along the West line of the original Holiday tract, which is also along the Easterly line of Cleveland Street, N 11° 30' 00" W a distance of 113.89 feet to a 1/2" iron rod set where said line intersects the Southerly line of Andrews Street and being the Northwest corner of said original tract and the herein described tract;

THENCE along the Southerly line of Andrews Street, N 78° 12' 08" E a distance of 116.29 feet to a point in an existing chain-link fence for the Northeast corner of the herein described tract and being on the Westerly line of a 0.187 acre tract conveyed to Lance Anderson by deed recorded in File No. 922942, Official Records and from said point a 1/2" iron rod found for the Northwest corner of said Anderson tract bears N 11° 30' 00" W a distance of 2.36 feet;

THENCE following said chain-link fence along the Westerly line of the Anderson 0.187 acre tract, S 11° 30' 00" E (Basis of Bearings - Record Adjoining Deed Call) a distance of 120.96 feet to a 1/2" pipe found for the Southwest corner of the Anderson tract and being the Southeast corner of the herein described tract, also being on the Northerly line of Lot 2 in Block 1 of said Scranton Oaks Subdivision;

THENCE along the Northerly line of said Scranton Oaks Subdivision, the following calls:

- S 81° 30' 08" W a distance of 46.82 feet to a 1/2" iron rod found for the Northwest corner of Lot 2 and the Northeast corner of Lot 1, and
- S 81° 48' 00" W a distance of 69.55 feet to the POINT OF BEGINNING, containing 0.313 acres of land.

Instrument # 182102
5/24/2018 10:10 AM

STATE OF TEXAS COUNTY OF AUSTIN
I certify that this instrument was filed on the date and time stamped by me and was recorded in the Official Public Records of Austin County, Texas.

Carrie Gresor, County Clerk
Austin County, Texas

FILED

18 MAY 24 AM 10:12

Carrie Gresor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

By:

Patty Darman Leger

2018-37

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: 07/03/2018

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: 4739 MEADOWLARK LN, SEALY, TX 77474-9419

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 02/13/2006 and recorded 02/15/2006 in Document 060875 , real property records of Austin County, Texas, with **George Kerner, Jr., a single man** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **HSBC Bank USA, National Association**, as Trustee for **ACE Securities Corp. Home Equity Loan Trust, Series 2006-OP1** 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 **George Kerner, Jr., a single man**, securing the payment of the indebtedness in the original principal amount of **\$318,400.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC Bank USA, National Association**, as Trustee for **ACE Securities Corp. Home Equity Loan Trust, Series 2006-OP1** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2018-01228-TX
18-001120-673

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:

EXHIBIT A

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

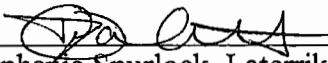
Phone: 1-800-746-2936

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: May 21, 2018



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – 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.

FRANK SURVEYING CO., INC.
2205 Walnut Street
Columbus, Texas 78934
979.732.3114

STATE OF TEXAS
COUNTY OF AUSTIN

FIELD NOTES of a survey of Tracts 18, 19, 20 and part of Tract 21, containing 6.989 acres of land in the Allen Creek Farms Subdivision, Section III, out of the John P. Borden Headright Survey, Abstract No. 125, Austin County, Texas. Said 6.989 acre tract being all of that called 6.983 acre tract of land described in a deed dated February 26, 1999 to Mark E. White and wife, Bettina White, recorded in File Number 991167, of the Official Records of Austin County, Texas for which reference is made and the said 6.989 acre tract being described by metes and bounds as follows, TO-WIT:

BEGINNING at a 1/2 inch iron pipe found (called for in record deed) for the Northwest corner of the herein described 6.989 acre tract, said corner being also the Southwest corner of a called 2.2246 acre tract described in a deed to Daniel Treybig, Volume 554, Page 270, Austin County Official Records, corner being also in the Northeast line of a called 1.9874 acre tract described in a deed to Cliff Sadler, File Number 982756, Austin County Official Records;

THENCE N 79° 35' 56" E a distance of 356.83 feet (called N 82° 49' 11" E - 356.55') with the Northwest line of the herein described tract, same being the Southeast line of the said 2.2246 acre tract to a 5/8 inch iron rod found for the Northeast corner of the herein described tract and point of curvature of a curve to the left, said corner being also the Southeast corner of the said 2.2246 acre tract and corner being also in the Southwest line of Meadowlark Lane;

THENCE with said curve to the left and being the Southwest line of Meadowlark Lane, the Northeast line of the herein described tract and having a radius of 672.38 feet, a delta angle of 19° 00' 39", an arc length of 223.10 feet and a chord of S 06° 50' 42" E a distance of 222.08 feet to a 1/2 inch iron pipe found (called for in record deed) for the point of curvature of said curve;

THENCE S 16° 12' 58" E a distance of 724.26 feet (called S 13° 08' 50" E - 724.26') and continuing with the Southwest line of Meadowlark Lane, same being the Northeast line of the herein described 6.989 acre tract to a 1/2 inch iron rod set (capped RPLS 1669) for the Southeast corner of the herein described tract, said corner being also the Northeast corner of a called 16.339 acre tract described in a deed to Houston Lighting and Power Company, Volume 394, Page 651, Austin County Deed Records;

THENCE S 79° 34' 09" W a distance of 320.00 feet (called S 82° 42' 41" W - 320.00') with the Northwest line of the said 16.339 acre tract, same being the Southeast line of the herein described 6.989 acre tract to a 1/2 inch iron rod set (capped RPLS 1669) for the Southwest corner of the herein described tract, said corner being also the Southeast corner of a called 1.7862 acre tract described in a deed to Nathan King, File Number 983679, Austin County Official Records, from said corner a 1/2 inch iron pipe found in the Southeast line of the said 16.339 acre tract bears S 16° 14' 38" E a distance of 220.99 feet;

THENCE N 16° 14' 38" W a distance of 947.27 feet (called N 13° 08' 50" W - 947.27') with the Southwest line of the herein described 6.989 acre tract, same being the Northeast line of the said King 1.7862 acre tract, the Northeast line of a called 1.9884 acre tract described in a deed to Nathan King, File Number 983679, Austin County Official Records, the Northeast line of a called 1.9864 acre tract described in a deed to Timothy Wheatley, File Number 033458, Austin County Official Records, the Northeast line of a called 1.9873 acre tract described in a deed to Timothy Wheatley, File Number 033458, Austin County Official Records, and the Northeast line of the said Sadler 1.9874 acre tract to the **PLACE OF BEGINNING**, containing 6.989 acres of land.

Survey Plat to accompany Field Notes.

Project No. 06-032

All bearings are based on the Lambert Grid, Texas Coordinate System of 1983, Texas South Central Zone as determined by GPS observations.

IN WITNESS THEREOF, my hand and seal, this the 7th day of February 2008.



Leonard W. Frank
For Frank Surveying Co., Inc.
By: Leonard W. Frank, RPLS
Registration No. 1669
Colorado County Surveyor

Exhibit A

12

FILED

18 MAY 24 AM 10:19

Carmel Gregor
COUNTY CLERK
AUSTIN, TEXAS

2018-38

NOTICE OF [SUBSTITUTE] 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.

1. **Date, Time, and Place of Sale.**

Date: July 03, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 27, 2016 and recorded in Document CLERK'S FILE NO. 164106 real property records of AUSTIN County, Texas, with BLAKE EDWARD BOWERS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BLAKE EDWARD BOWERS, securing the payment of the indebtednesses in the original principal amount of \$263,547.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715



MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

Declarants Name: _____
Date: _____

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 8.523 ACRES, MORE OR LESS, IN THE JAMES COCHRAN SURVEY, ABSTRACT 146, AND THE JOEL LAKEY SURVEY, ABSTRACT 63, AUSTIN COUNTY, TEXAS, SAME BEING THE AGGREGATE OF THAT CERTAIN CALLED 1.103 ACRE PARCEL AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 639, PAGE 108 AND VOLUME 639, PAGE 115 AND CLERK'S FILE NO. 003962 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, THAT CERTAIN CALLED 1.115 ACRE PARCEL AS DESCRIBED BY INSTRUMENT RECORDED IN CLERK'S FILE NO. 074978 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, THAT CERTAIN CALLED 1.086 ACRE PARCEL AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 639, PAGE 108 AND VOLUME 639, PAGE 115 AND CLERK'S FILE NO. 003962 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, AND THAT CERTAIN CALLED 5.217 ACRE PARCEL AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 639, PAGE 108 AND VOLUME 639, PAGE 115 AND CLERK'S FILE NO. 003962 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAID 8.523 ACRE TRACT (OF WHICH 0.278 ACRE LIES WITHIN THE RIGHT-OF-WAY OF LOOP ROAD) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT AN OLD SPIKE FOUND FOR CORNER, SAME BEING THE POINT OF BEGINNING AND MOST NORTHERLY NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAME BEING WITHIN THE RIGHT-OF-WAY OF LOOP ROAD (RIGHT-OF-WAY VARIES), AND SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID CALLED 1.115 ACRE PARCEL;

THENCE, WITH SAID COMMON LINE, SOUTH 00 DEGREES 10 MINUTES 35 SECONDS EAST (CALLED SOUTH 00 DEGREES 10 MINUTES 35 SECONDS EAST) (BASIS OF BEARINGS), PASS AT A DISTANCE OF 20.00 FEET (CALLED 20.00 FEET), A SPIKE SET FOR CORNER, SAME BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID CALLED 1.115 ACRE PARCEL, SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID CALLED 1.086 ACRE PARCEL, PASS AT A DISTANCE OF 208.59 FEET (CALLED 208.59 FEET), A SPIKE SET FOR CORNER, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 1.086 ACRE PARCEL, SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID CALLED 5.217 ACRE PARCEL, IN ALL A DISTANCE OF 537.88 FEET (CALLED 537.88 FEET) TO AN OLD SPIKE FOUND FOR CORNER, SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID CALLED 5.217 ACRE PARCEL, AND SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, DEPARTING SAID LOOP ROAD RIGHT-OF-WAY AND WITH SAID COMMON LINE, SOUTH 89 DEGREES 19 MINUTES 39 SECONDS WEST, A DISTANCE OF 22.50 FEET (CALLED SOUTH 89 DEGREES 19 MINUTES 39 SECONDS WEST, 22.50 FEET) TO A ½ INCH IRON ROD FOUND FOR CORNER, SAME BEING ON A LINE TAKEN TO BE THE WESTERLY LINE OF THE JOEL LAKEY SURVEY, ABSTRACT 63, AND AN EASTERLY LINE OF THE JAMES COCHRAN SURVEY, ABSTRACT 146, SAME BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID LOOP ROAD, SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF THAT CERTAIN CALLED 5.214 ACRE PARCEL AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 594, PAGE 408 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAME BEING IN THE SOUTHERLY LINE OF SAID CALLED 5.217 ACRE PARCEL, AND SAME BEING IN THE SOUTHERLY LINE OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH SAID COMMON LINE, SOUTH 89 DEGREES 19 MINUTES 39 SECONDS WEST, A DISTANCE OF 667.65 FEET (CALLED SOUTH 89 DEGREES 19 MINUTES 39 SECONDS WEST, 667.75 FEET) TO A ½ INCH IRON ROD FOUND FOR CORNER, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID CALLED 5.214 ACRE PARCEL, SAME BEING AN EASTERLY LINE OF THE RESIDUE OF THAT CERTAIN CALLED 10.2416 ACRE PARCEL AS DESCRIBED BY INSTRUMENT RECORDED IN CLERK'S FILE NO. 142140 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAME BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID CALLED 5.217 ACRE PARCEL, AND SAME BEING THE MOST WESTERLY SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH SAID COMMON LINE, NORTH 00 DEGREES 13 MINUTES 49 SECONDS WEST (CALLED NORTH 00 DEGREES 11 MINUTES 05 SECONDS WEST), PASS AT A DISTANCE OF 329.26 FEET (CALLED 329.15 FEET) A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID CALLED 5.217 ACRE PARCEL, SAME BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF THE AFOREMENTIONED CALLED 1.103 ACRE PARCEL, IN ALL A DISTANCE OF 537.68 FEET (CALLED 537.54 FEET) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID CALLED 1.103 ACRE PARCEL, SAME BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF THAT CERTAIN CALLED 8.084 ACRE PARCEL AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 639 PAGE 127 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAME BEING IN THE EASTERLY LINE OF THE RESIDUE OF SAID CALLED 10.2416 ACRE PARCEL, AND SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH SAID COMMON LINE, NORTH 89 DEGREES 18 MINUTES 43 SECONDS EAST (CALLED NORTH 89 DEGREES 17 MINUTES 57 SECONDS EAST), PASS AT A DISTANCE OF 229.70 FEET (CALLED 229.53 FEET) A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING A SOUTHERLY EXTERIOR CORNER OF SAID CALLED 8.084 ACRE PARCEL, SAME BEING THE MOST WESTERLY SOUTHWEST CORNER OF THAT CERTAIN CALLED 1.105 ACRE PARCEL AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 588, PAGE 659 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID CALLED 1.115 ACRE PARCEL, SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID CALLED 1.103 ACRE PARCEL, IN ALL A DISTANCE OF 668.16 FEET (CALLED 667.83 FEET) TO A ½ INCH IRON ROD FOUND FOR CORNER, SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID CALLED 1.105 ACRE PARCEL, SAME BEING IN A LINE TAKEN TO BE THE EASTERLY LINE OF SAID JAMES COCHRAN SURVEY, ABSTRACT 146, SAME BEING IN THE WESTERLY LINE OF THE SAID JOEL LAKEY SURVEY, ABSTRACT 63, SAME BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED LOOP ROAD, SAME BEING IN THE NORTHWESTERLY LINE OF SAID CALLED 1.115 ACRE PARCEL, AND SAME BEING A NORTHWESTERLY INTERIOR CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF SAID LOOP ROAD AND SAID SURVEY LINES AND



NOS0000006820484

WITH SAID COMMON LINE, NORTH 89 DEGREES 17 MINUTES 57 SECONDS EAST, A DISTANCE OF 22.50 FEET (CALLED NORTH 89 DEGREES 17 MINUTES 57 SECONDS EAST, 22.50 FEET) TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING 8.523 ACRES (OF WHICH 0.278 ACRE LIES WITHIN THE RIGHT-OF-WAY OF LOOP ROAD) OF LAND, MORE OR LESS. REFER TO BOUNDARY AND IMPROVEMENT SURVEY PLAT, PREPARED BY A-SURVEY, INC., AUGUST 15, 2016.

PROJECT NO. 16186A
AUGUST 15, 2016

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 02/19/2003
Grantor(s): SCOTT BROWN AND RENATA BROWN, HUSBAND AND WIFE
Original Mortgagee: WELLS FARGO HOME MORTGAGE, INC.
Original Principal: \$117,700.00
Recording Information: Instrument 032388
Property County: Austin
Property:

DESCRIPTION OF 0.483 ACRE IN THE JOHN NICHOLS LEAGUE, ABSTRACT 73 AUSTIN COUNTY, TEXAS (TRACT I).

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.483 ACRE OF LAND, MORE OR LESS, IN THE JOHN NICHOLS LEAGUE, ABSTRACT 73, AUSTIN COUNTY, TEXAS, SAME BEING ALL THAT CERTAIN TRACT ONE CALLED 21,000 SQUARE FOOT PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 454, PAGE 145 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAID 0.483 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE INTERSECTION OF THE COMMON SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST 2ND STREET (50 FEET IN WIDTH) (UNDEVELOPED) AND THE COMMON NORTHWESTERLY RIGHT-OF-WAY LINE OF EAST LINE AVENUE (35 FEET IN WIDTH) (UNDEVELOPED), SAME BEING THE COMMON NORTHEAST CORNER OF LOT 1, BLOCK 2, BELLVILLE REAL ESTATE AND BUILDING ASSOCIATION ADDITION AS RECORDED IN VOLUME 22, PAGE 468 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, AND SAME BEING THE POINT OF BEGINNING AND NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, LEAVING SAID COMMON SOUTHWESTERLY RIGHT-OF-WAY LINE AND WITH SAID COMMON NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 25 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 140.11 FEET (CALLED SOUTH 25 DEGREES 20 MINUTES 00 SECONDS WEST, 140.00 FEET) (BASIS OF BEARINGS) TO A 1/2 IRON ROD FOUND FOR CORNER, SAME BEING IN THE COMMON NORTHEASTERLY LINE OF A 16 FOOT ALLEYWAY, SAME BEING THE COMMON SOUTHEAST CORNER OF SAID LOT 1, AND SAME BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

TEHNCE, LEAVING SAID COMMON NORTHWESTERLY RIGHT-OF-WAY LINE AND WITH SAID COMMON NORTHEASTERLY LINE, NORTH 64 DEGREES 40 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.15 FEET (CALLED NORTH 64 DEGREES 40 MINUTES 00 SECONDS WEST, 150.00 FEET) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE COMMON SOUTHEAST CORNER OF THAT CERTAIN CALLED 0.241 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 540, PAGE 665 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAME BEING THE COMMON SOUTHWEST CORNER OF LOT 3, SAID BLOCK 2, AND SAME BEING THE SOUTHWEST CORNER OF THAT TRACT HEREIN DESCRIBED;

THENCE, LEAVING SAID COMMON NORTHEASTERLY LINE AND WITH SAID COMMON LINE, NORTH 25 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 140.11 FEET (CALLED NORTH 25 DEGREES 20 MINUTES 00 SECONDS EAST, 140.00 FEET) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE COMMON NORTHEAST CORNER OF THAT CERTAIN CALLED 0.241 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 756, PAGE 476, OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAME BEING IN THE COMMON SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST 2ND STREET, SAME BEING THE COMMON NORTHWEST CORNER OF SAID LOT 3, AND SAME BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH SAID COMMON SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 64 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.15 FEET (CALLED SOUTH 64 DEGREES 40 MINUTES 00 SECONDS EAST, 150.00 FEET) TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING 0.483 ACRE OF LAND, MORE OR LESS.

METES AND BOUNDS DESCRIPTION OF 0.483 ACRE IN THE JOHN NICHOLS LEAGUE, ABSTRACT 73 AUSTIN COUNTY, TEXAS (TRACT II).

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.483 ACRE OF LAND, MORE OR LESS, IN THE JOHN NICHOLS LEAGUE, ABSTRACT 73, AUSTIN COUNTY, TEXAS, SAME BEING ALL THAT CERTAIN TRACT TWO CALLED 21,000 SQUARE FOOT PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 454, PAGE 145 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAID 0.483 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE INTERSECTION OF THE COMMON NORTHWESTERLY RIGHT-OF-WAY LINE OF EAST LINE AVENUE (35 FEET IN WIDTH)(UNDEVELOPED) AND THE COMMON NORTHEASTERLY RIGHT-OF-WAY LINE OF EAST 3RD STREET (50 FEET IN WIDTH), SAME BEING THE COMMON SOUTHEAST CORNER OF LOT 7, BLOCK 2, BELLVILLE REAL ESTATE AND BUILDING ASSOCIATION ADDITION AS RECORDED IN VOLUME 22, PAGE 468 OF THE DEED RECORDS OF AUSTIN

2018-40

COUNTY, TEXAS, AND SAME BEING THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE, LEAVING SAID COMMON NORTHWESTERLY RIGHT-OF-WAY LINE AND WITH SAID COMMON NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 64 DEGREES 40 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.15 FEET (CALLED NORTH 64 DEGREES 40 MINUTES 00 SECONDS WEST, 150.00 FEET) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE COMMON SOUTHEAST CORNER OF LOT 10 OF SAID BLOCK 2 AS RECORDED IN VOLUME 767, PAGE 329 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAME BEING THE COMMON SOUTHWEST CORNER OF LOT 9 OF SAID BLOCK 2, AND SAME BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE, LEAVING SAID COMMON NORTHEASTERLY RIGHT-OF-WAY LINE AND WITH SAID COMMON LINE, NORTH 25 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 140.06 FEET (CALLED NORTH 25 DEGREES 20 MINUTES 00 SECONDS EAST, 140.00 FEET) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE COMMON NORTHEAST CORNER OF SAID LOT 10, SAME BEING IN THE COMMON SOUTHWESTERLY LINE OF A 16 FOOT ALLEYWAY, SAME BEING THE COMMON NORTHWEST CORNER OF SAID LOT 9, AND SAME BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE, WITH SAID COMMON SOUTHWESTERLY LINE, SOUTH 64 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.15 FEET (CALLED SOUTH 64 DEGREES 40 MINUTES 00 SECONDS EAST, 150.00 FEET) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING IN THE COMMON NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST LINE AVENUE, SAME BEING THE COMMON NORTHEAST CORNER OF SAID LOT 7, AND SAME BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE, LEAVING SAID COMMON SOUTHWESTERLY LINE AND WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 25 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 140.06 FEET (CALLED SOUTH 25 DEGREES 20 MINUTES 00 SECONDS WEST, 140.00 FEET) (BASIS OF BEARINGS) TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING 0.483 ACRE OF LAND, MORE OR LESS.

Reported Address: 1122 E 3RD ST, 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: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2003-HE2, Mortgage Pass-Through Certificates, Series 2003-HE2

Mortgage Servicer: Wells Fargo Bank, N. A.

Current Beneficiary: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2003-HE2, Mortgage Pass-Through Certificates, Series 2003-HE2

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of July, 2018

Time of Sale: 01:00PM

or within three hours thereafter.

Place of Sale: AT THE FOYER OF THE AUSTIN COUNTY COURTHOUSE in Austin County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Austin County Commissioner's Court.

Substitute Trustee(s): Megan Randle, Ebbie Murphy, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Megan Randle, Ebbie Murphy, Michael Burns, Elizabeth Hayes, Marilyn 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. Megan Randle, Ebbie Murphy, Michael Burns, Elizabeth Hayes, Marilyn 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.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or

interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.

Meghan C. Randle

18 JUN -8 PM 2: 26

FILED

Carrie Meyer
COUNTY CLERK
JUSTICE COUNTY, TEXAS

NOTICE OF [SUBSTITUTE] 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.

1. **Date, Time, and Place of Sale.**

Date: July 03, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

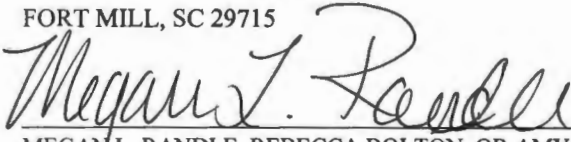
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 23, 2011 and recorded in Document CLERK'S FILE NO. 114233; AS AFFECTED LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 161367 real property records of AUSTIN County, Texas, with NOLAN GRAY AND DARLENE GRAY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NOLAN GRAY AND DARLENE GRAY, securing the payment of the indebtednesses in the original principal amount of \$134,715.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715



MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

Declarants Name: _____
Date: _____



NOS0000007472780

2018-41

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PAREL OF LAND SITUATED IN AUSTIN COUNTY, TEXAS, IN THE TOWN OF SAN FELIPE, IN THE SON FELIPE DE AUSTIN TOWN TRACT, ABSTRACT NO. 5, AND BEING THE SAME 0.821 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JO SKRIVANEK, INDEPENDENT EXECUTRIX OF THE ESTATE OF CLARLIE WILLIE SKRIVANEK, DECEASED, TO RHONDA CAMPBELL AND RECORDED UNDER FILE ND. 016563 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN FOUND FOR THE WEST CORNER OF THE SAID 0.821 ACRE TRACT OF LAND AT THE POINT OF INTERSECTION OF THE NORTHEAST LINE OF SKRIVANEK ROAD, AND THE SOUTHEAST LINE OF MANAK ROAD;

THENCE, WITH THE SOUTHWEST LINE OF MANAK ROAD, NORTH 47 DEGREES 13' 56" EAST FOR 228.39 FEET TO A 1/2 INCH IRON PIN FOUND FOR DIE NORTH CORNER OF THE SAID 0.821 ACRE TRACT OF LAND AND THE WEST CORNER OF THE RESIDUE OF THE M, R. STRICKLAND 25.00 ACRE TRACT OF LAND RECORDED IN VOLUME 351, PAGE 424 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS;

THENCE, WITH THE COMMON LINE BETWEEN THE SAID 0.821 ACRE TRACT OF LAND AND THE STRICKLAND TRACT OF LAND, SOUTH 40 DEGREES 55'40" EAST FOR 160.09 FEET TO A 1/2 INCH IRON PIN FOUND FOR THE EAST CORNER OF THE SAID 0.821 ACRE TRACT OF LAND AND THE NORTH CORNER OF THE MICE THOMAS 1.00 ACRE TRACT OF LAND WHICH HAS AN AUSTIN COUNTY TAX APPRAISAL RECORDS NUMBER R-21972 (DEED COULD NOT BE FOUND);

THENCE, WITH THE COMMON LINE BETWEEN THE SAID 0.821 ACRE TRACT OF LAND AND THE THOMAS TRACT OF LAND. SOUTH 47 DEGREES 58'34" WEST FOR 222.43 FEET TO A 1/2 INCH IRON PIN FOUND FOR THE SOUTH CORNER OF THE SAID 0.821 ACRE TRACT OF LAND AND THE WEST CORNER OF THE THOMAS TRACT OF-LAND IN THE NORTHEAST LINE OF SKRIVANEK ROAD;

THENCE, WITH THE NORTHEAST LINE OF SKRIVANEK ROAD, NORTH 43 DEGREES "04'3 2" WEST FOR 157,12 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.321 ACRE OF LAND, MORE OR LESS.

THE BEARINGS RECITED HEREIN ARE BASED ON THE NORTHWEST LINE OF THE CAMPBELL TRACT OF LAND.

FILED

18 JUN 12 AM 11:37

Carrie Dregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS



NOS0000007472780