

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

AUSTIN County

Deed of Trust Dated: February 14, 2005

Amount: \$144,000.00

Grantor(s): CAROLYN LARSEN and OTIS LARSEN

Original Mortgagee: FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDYMAC BANK, F.S.B.

Current Mortgagee: CIT BANK, N.A.

Mortgagee Address: CIT BANK, N.A., 2900 Esperanza Crossing, Austin, TX 78758

Recording Information: Document No. 051329

Legal Description: SEE EXHIBIT A

WHEREAS OTIS LARSEN is deceased.

Date of Sale: December 6, 2016 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 REBECCA BOLTON 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICES

KB

KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2013-012995

Megan Randle-Bender

MEGAN RANDLE-BENDER OR REBECCA BOLTON
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

FILED

16 SEP 29 AM 9:37

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2016-042

LEGAL DESCRIPTION:

BEING A TRACT OR PARCEL CONTAINING 0.3827 ACRES OF LAND SITUATED IN THE ISAAC GIFFORD SURVEY, ABSTRACT NO. 179, IN THE CITY OF SEALY, AUSTIN COUNTY, TEXAS AND BEING A PART OF THAT LAND DESCRIBED AS 1.00 ACRE IN DEED DATED SEPTEMBER 29, 1937 FROM JOSEPH H. SCHILLER, ET UX. RECORDED IN VOLUME 116, PAGE 56, AUSTIN COUNTY DEED RECORDS, SAID 0.3827 ACRES BEING DESCRIBED MORE PARTICULARLY BY METES & BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE PHILLIPS ORIGINAL 1.00 ACRE TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH MEYER STREET (STATE HIGHWAY 36), SAID IRON ROD ALSO BEING THE NORTHEAST CORNER OF A 0.837 ACRE TRACT CONVEYED TO JAMES BILLINGS BY DEED RECORDED IN VOLUME 679, PAGE 826, OFFICIAL RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF THE PHILLIPS ORIGINAL TRACT, WHICH IS ALONG THE NORTHERLY LINE OF THE BILLINGS TRACT, S 78°30'00"W (BASIS OF BEARINGS-RECORD DEED CALL) A DISTANCE OF 194.15 FEET TO A CAPPED 3/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG AN EXISTING FENCE AND CROSSING THE ORIGINAL 1.000 ACRE TRACT, THE FOLLOWING CALLS:

N 12°03'00"W 76.20 FEET TO A CAPPED 3/8" IRON ROD SET FOR AN EXTERIOR CORNER,
N 78°05'36"E 41.69 FEET TO A CAPPED 3/8" IRON ROD SET FOR AN INTERIOR CORNER,
AND

N 10°49'00"W 12.80 FEET TO A CAPPED 3/8" IRON ROD SET FOR THE MOST NORTHERLY
NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ACCROSS THE ORIGINAL TRACT, BEING THE NORTHERN
BOUNDARY OF THE HEREIN DESCRIBED TRACT WHICH IS PARTIALLY MARKED BY A
CHAIN-LINK FENCE, N 79°12'58"E A DISTANCE OF 152.14 FEET TO A CAPPED 3/8" IRON
ROD SET ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH MEYER STREET FOR THE
NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE WESTERLY LINE OF SAID NORTH MEYER STREET S 12°06'00"E A
DISTANCE OF 87.71 FEET TO THE POINT OF BEGINNING, CONTAINING .3827 ACRES OF
LAND.

APN: R 18308

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: 12/06/2016

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

Place: The Foyer of the Austin County Courthouse or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

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

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/11/2005 and recorded 04/18/2005 in Document 052321, Book --- Page ---, real property records of Austin County Texas, with Edward Hill and wife Victor Hill grantor(s) and Option One Mortgage Corporation, a California Corporation.

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

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

FILED

16 OCT 20 11:11

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

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:

1 Acre Tract of land in the Isaac Gifford (surveyor)

All that certain tract or parcel of land situated in Austin County, Texas, in the Isaac Gifford Survey, Abstract No. 179, and being part of a certain 4.8869 acre tract of land set aside for Lester Downey in an Agreed Judgement of Partition recorded in Volume 683, Page 118 of the Official Records of Austin County, Texas. and being more particularly described as follows:

Beginning at a ½ inch iron pipe found at the east corner of the said Downey 4.8869 acre tract of land in the southwest line of Maler Road. This point also being the north corner of a 4.8869 acre tract of land set aside for Jo Downey Sevalia, a/k/a Joella Jerrells, a/k/a Joe Downey Jerrels in an Agreed Judgement of Partition recorded in volume 683, page 118 of the official records of Austin County, Texas:

Thence, with the common line between the Downey and Jerrells tract of land, South 45°00'00" west for 208.71 feet to a ½ inch iron pin set for the south corner of this 1.000 acre tract of land;

Thence, North 45°05'00" west for 208.71 feet to a ½ inch iron pin set for the west corner of this 1.000 acre tract of land;

Thence, North 45°00'00" east for 208.71 feet to a ½ inch iron pin set for the north corner of this 1.000 acre tract of land in the southwest fine of Maler Road;

Thence, with the southwest line of Maler Road, South 45°05'00" east for 208.71 feet to the place of beginning and containing 1.000 acre of land.

The bearings recited herein are based on the southeast line of the Lester Downey tract of land.

8. **Mortgage Servicer Information:** The Mortgage Service 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:

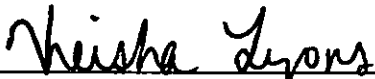
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

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: October 13, 2016



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



Megan L. Randle - Bender, Evan Press, Kristopher Holub, Patrick Zwiers, Kelley Burns, Dann Porter, Chris Demarest, Tanya Graham, Matthew Wolfson, Daniel Willsie, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Rebecca Bolton, Chance Oliver, Max Murphy or Bret Allen, – Substitute Trustee(s)

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

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.

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: December 06, 2016

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 16, 2011 and recorded in Document CLERK'S FILE NO. 114091 real property records of AUSTIN County, Texas, with MATTHEW J MACHA, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MATTHEW J MACHA, securing the payment of the indebtednesses in the original principal amount of \$76,022.00, 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 Randle-Bender

MEGAN RANDLE-BENDER, AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, OR DAN HART

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 Megan Randle-Bender, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10/24/16 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

[Signature]

Declarants Name: Megan Randle-Bender
Date: 10/24/16

FILED

16 OCT 24 AM 8: 29

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS



NOS0000006311435

2016-048

EXHIBIT "A"

DESCRIPTION OF A 21,000 SQUARE FOOT (0.4821 ACRE) TRACT OF LAND BEING LOTS 6,7,8, 9 AND 10, BLOCK 8 OF TOWN OF WALLIS AND BEING THAT SAME TRACT DESCRIBED IN VOL. 363, PAGES 343 AND 344 OF THE AUSTIN COUNTY DEED RECORDS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

BEGINNING AT A FOUND 1-1/2" IRON PIPE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF NORTH 3RD STREET AND THE SOUTHWESTERLY RIGHT OF WAY OF RODGERS STREET AND BEING THE MOST EASTERLY CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, S 27 DEG. 40" W, ALONG THE NORTHWESTERLY RIGHT OF WAY OF NORTH 3RD STREET, A DISTANCE OF 140.00 FEET TO A FOUND 1-1/2" IRON PIPE FOR THE MOST SOUTHERLY CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, N 62 DEG. 20" W, ALONG THE SOUTHWESTERLY LINE OF BLOCK 8, A DISTANCE OF 150.00 FEET TO A FOUND 1" IRON PIPE FOR THE MOST WESTERLY CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, N 27 DEG. 40" E, ALONG THE COMMON LINE OF LOTS 5 AND 6 OF BLOCK 8, A DISTANCE OF 140.00 FEET TO A FOUND 1/2" IRON ROD IN THE SOUTHWESTERLY RIGHT OF WAY OF RODGERS STREET FOR THE MOST NORTHERLY CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, S 62 DEG. 20" E, ALONG THE SOUTHWESTERLY RIGHT OF WAY OF RODGERS STREET, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.4821 ACRE MORE OR LESS.



NOS0000006311435

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: December 06, 2016

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.**

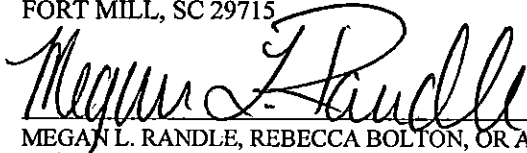
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 19, 2003 and recorded in Document CLERK'S FILE NO. 032388 real property records of AUSTIN County, Texas, with SCOTT BROWN AND RENATA BROWN, grantor(s) and WELLS FARGO HOME MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SCOTT BROWN AND RENATA BROWN, securing the payment of the indebtednesses in the original principal amount of \$117,700.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2003-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-HE2 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:

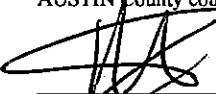
c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715


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

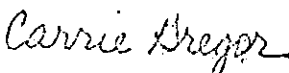
Certificate of Posting

My name is Megan L. Randle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10/24/16 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.


Declarant's Name: Megan L. Randle
Date: 10/24/16

FILED

16 OCT 24 AM 8:29



COUNTY CLERK
AUSTIN COUNTY, TEXAS



NOS0000005996186

2016-049

EXHIBIT "A"

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 RECORD 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 INCH 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;

THENCE, 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 THE 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.

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 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 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;



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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.



NOS0000005996186

[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

FILED
16 OCT 28 AM 9:55
Carrie Oregon
COUNTY CLERK
AUSTIN COUNTY, TEXAS

TS#: 16-17335

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 5/11/2005, WILMA SCOTT AND SEAN PRISK, BOTH SINGLE PERSONS, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of MALCOLM D. GIBSON, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR SECURE MORTGAGE COMPANY, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$111,853.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR SECURE MORTGAGE COMPANY, which Deed of Trust is Recorded on 5/17/2005 as Volume 052940, 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 13 IN EASTLAKE ESTATES, A SUBDIVISION OF 28.042 ACRES OF LAND IN THE STEPHEN F. AUSTIN LEAGUE, (A-7) IN AUSTIN COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT THEREOF RECORDED. TOGETHER WITH THAT ONE CERTAIN MANUFACTURED HOME BEING DESCRIBED AS FOLLOWS: YEAR: 2003; MAKE: CAVALIER HOMEBUILDERS; SERIAL NO.: TC04TX0107685A & B.

Commonly known as: **1979 LEZAK ROAD, SEALY, TX 77474**

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



4596978

2016-050

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 12/6/2016 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: **FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

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 SUBSTITTUTE 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 10/25/2016



By: Substitute Trustee(s)
Megan L. Randle-Bender, Rebecca Bolton,
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.

NOTICE OF FORECLOSURE SALE

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

- 1. Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT A
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/22/2003 and recorded in Document 035566 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: 12/06/2016
Time: 01:00 PM
Place: Austin County Courthouse, Texas, at the following location: INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. Obligations Secured.** The Deed of Trust executed by MITCHELL JUERGENS, provides that it secures the payment of the indebtedness in the original principal amount of \$69,900.00, and obligations therein including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and BANK OF AMERICA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o BANK OF AMERICA, N.A., 4500 PARK GRANADA, CALABASAS, CA 91302 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint MEGAN L. RANDLE AKA MEGAN RANDLE-BENDER, AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, DAN HART OR REBECCA BOLTON, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

Mackie Wolf Zientz & Mann P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

Megan L. Randle

MEGAN L. RANDLE AKA MEGAN RANDLE-BENDER, AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, DAN HART OR REBECCA BOLTON
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am Megan L. Randle whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on 11/14/2016 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.



ALL that certain tract or parcel of land situated in Austin County, Texas, a part of the Martin M. Kenney Section 156, A-352; And being part of a certain 40.80 acre tract of land described as the Third Tract in a deed from Augusta Kinkler to John E. Peschel and recorded in Volume 119, Page 17 of the Deed Records of Austin County, Texas; And being more particularly described as follows:

BEGINNING at an iron pin in the northwesterly line of Peschel Lane. This point bears North 45°44' East, a distance of 396.50 feet from an iron pipe and fence corner at the East corner of the Will Wade Peschel, et ux, 3.042 acre tract of land which is recorded in Volume 301, Page 232 of the Deed Records of Austin County, Texas;

THENCE North 45°00' West, a distance of 325.80 feet to an iron pin;

THENCE North 45°00' East, a distance of 193.25 feet to an iron pin;

THENCE South 45°00' East, a distance of 328.28 feet to an iron pin in the northwesterly line of Peschel Lane;

THENCE, with the northwesterly line of Peschel Lane, South 45°44' West, a distance of 193.25 feet to the place of beginning and containing 1.451 acres of land; (As surveyed on February 7, 1976 by Thomas J. Sanders, Registered Public Surveyor, No. 15781)

EXHIBIT A

FILED
03 AUG 29 PM 3:45
Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

035566

STATE OF TEXAS

COUNTY OF AUSTIN

I certify that this instrument was filed on the date and time stamped by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.



Carrie Gregor
County Clerk
Austin County, Texas

FILED

16 NOV 14 AM 10:11

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2016-052

14

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/07/2003
Grantor(s): MARY JANE TACKER, A SINGLE PERSON
Original Mortgagee: MEGAMERICA MORTGAGE GROUP, INC.
Original Principal: \$63,700.00
Recording Information: Instrument 033113
Property County: Austin
Property:

ALL THAT TRACT OR PARCEL OF LAND CONSISTING OF 1.945 ACRES LOCATED IN THE STEPHEN F. AUSTIN LEAGUE, A-6, AUSTIN COUNTY, TEXAS. SUBJECT TRACT BEING THE RESIDUE OF THE CALLED 4.00 ACRE TRACT THAT IS DESCRIBED IN A DEED TO J.T. TACKER, AND WIFE, JANE TACKER AS RECORDED IN VOLUME 363, PAGE 1 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. SAID TRACT CONSISTING OF 1.945 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTHEAST RIGHT-OF-WAY OF JURICA ROAD (PUBLIC ROAD) AND BEING THE WEST CORNER OF THE CALLED 8.008 ACRE TRACT DESCRIBED IN A DEED TO MARK MACHALA AS RECORDED IN VOLUME 690, PAGE 111 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS AND BEING THE NORTH CORNER OF THE 4.00 ACRE PARENT TRACT AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 45 D 00' 00" E, WITH THE COMMON LINE WITH SAID 8.008 ACRE ADJOINING TRACT AND GENERALLY WITH AN EXISTING FENCE LINE, A DISTANCE OF 699.02 FT. (CALLED S 45 D 00' E, 697.1 FT.) TO A 1/2" IRON PIPE FOUND (BENT) AT A FENCE CORNER POST IN THE NORTHWEST LINE OF THE CALLED 149.5 ACRE TRACT DESCRIBED IN A DEED TO ERNEST ANYZ KOY AS RECORDED IN VOLUME 184, PAGE 370 D.R.A.C.T. AND BEING THE SOUTHEASTERLY CORNER OF THE PARENT TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE S 44 D 59' 00" W, WITH THE COMMON LINE WITH SAID 149.5 ACRE ADJOINING TRACT AND GENERALLY WITH AN EXISTING FENCE LINE, A DISTANCE OF 121.22 FT. (CALLED BRG. S 44 D 59' W) TO A 1/2" IRON ROD SET FOR THE SOUTHEASTERLY CORNER OF THE CALLED 2.07 ACRE TRACT DESCRIBED IN A DEED TO DANIEL TACKER AS RECORDED IN FILE #020606 O.R.A.C.T. AND BEING THE SOUTH OR SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 45 D 00' 00" W, WITH THE COMMON LINE WITH SAID 2.07 ACRE ADJOINING TRACT AND WITH A LINE, WHICH IS NOT FENCED, A DISTANCE OF 699.05 FT. (NO CALL) TO A 1/2" IRON ROD SET IN THE SOUTHEAST RIGHT-OF-WAY OF JURICA ROAD AND BEING THE NORTH CORNER OF THE 2.07 ACRE ADJOINING TRACT, FOR THE NORTHWESTERLY OR WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 45 D 00' 00" E, WITH THE SOUTHEAST RIGHT-OF-WAY OF JURICA ROAD, A DISTANCE OF 121.22 FT. (CALLED BRG. N 45 D 00' E) TO THE PLACE OF BEGINNING AND CONTAINING 1.945 ACRES.

NOTES: BEARING SHOWN HEREON ARE BASED UPON THE CALLED BEARING OF N 45 D 00' E, USED IN THE DESCRIPTION OF THE 4.00 ACRE TRACT RECORDED IN VOLUME 363, PAGE 1 D.R.A.C.T. REFERENCE IS HEREBY MADE TO PLAT OF THE SUBJECT TRACT, PREPARED THIS DAY, APRIL 2, 2003.

Reported Address: 628 JURICA ROAD, SEALY, TX 77474

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of December, 2016
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-Bender, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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-Bender, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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-Bender, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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,

Buckley Madole, P.C.

FILED

16 NOV 14 AM 10:12

Carrie Gregor

COUNTY CLERK
9986-N-9099
TARRANT COUNTY, TEXAS

NT-2146972271-FC

PG2

POSTPKG

2015-055 JP

NOTICE OF TRUSTEE'S SALE

Date: November 2, 2016

Trustee: Sidney Levine

Lender: Lorease A. Gajewski, Individually and as Independent Executor of the Estate of Joe C. Gajewski, Deceased

Note: Real Estate Lien Note dated September 1, 2013, in the principal sum of One Hundred Fifteen Thousand Dollars and No/100 (\$115,000.00), executed by Alphonso Resendez and Irene Resendez, and payable to Lorease A. Gajewski, Individually and as Independent Executor of the Estate of Joe C. Gajewski, Deceased

Deed of Trust

Date: September 1, 2013

Grantor: Alphonse Resendez and wife, Irene Resendez

Lender: Lorease A. Gajewski, Individually and as Independent Executor of the Estate of Joe C. Gajewski, Deceased

Recording information: Recorded under Austin County Clerk's File No. 135680 in the Official Public Records of Austin County, Texas.

Property: 0.472 acre of land located in the San Felipe de Austin Town Tract, A-5, Austin County, Texas, and being more fully described in a Deed from Lorease A. Gajewski, Individually and as Independent Executor of the Estate of Joe C. Gajewski, Deceased, to Alphonso Resendez, et ux, dated September 1, 2013 and recorded under Austin County Clerk's File No. 135679 in the Official Public Records of Austin County, Texas.

Date of Sale (first Tuesday of month): December 6, 2016

Time of Sale: 1:00 P.M.

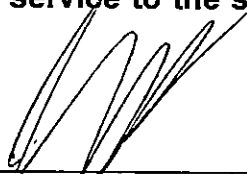
Place of Sale: In the area designated by the Commissioners' Court of Austin County, Texas, which is the first floor foyer of the Austin County Courthouse located at One East Main, Bellville, Austin County, Texas

Sidney Levine is the Trustee under the Deed of Trust and has been instructed to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

2016-057

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of 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.



SIDNEY LEVINE, Trustee
110 Main, Suite 201
P. O. Box 592
Sealy, Texas 77474
(979) 885-2989
(713) 495-9040
(979) 885-2980 (FAX)
sealylaw@sbcglobal.net

FILED

16 NOV 15 PM 1:31

C:\DRuss\Files A-L\Gajewski Lorease and Resendez 14082\Notice of Trustees Sale.110216.wpd

-2-

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY TEXAS

2014-057

3/34

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE
(TO BE RECORDED)**

DEED OF TRUST INFORMATION:

Date: 11/30/2010
Grantor(s): RACHEL D. HUFFMAN, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NETWORK FUNDING, L.P., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$127,191.00
Recording Information: Instrument 104665
Property County: Austin
Property: LOT 9, BLOCK II, THE MEADOWS, A SUBDIVISION IN THE BENJAMIN BABBIT LEAGUE, ABSTRACT 13, IN THE CITY OF BELLVILLE, AUSTIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 390, PAGE 673 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS
Reported Address: 118 BLUEBONNET DR, 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: Wells Fargo Bank, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of December, 2016
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-Bender, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiars, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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

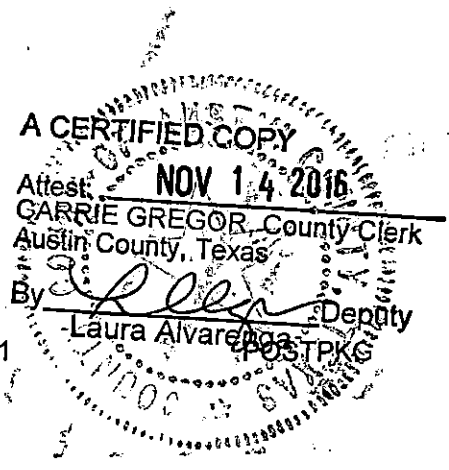
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Megan Randle-Bender, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiars, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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-Bender, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiars, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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,
Buckley Madole, P.C.



2016-054

Megan Randle-Bender

Megan Randle-Bender, Rebecca Bolton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack

STATE OF TEXAS

COUNTY OF Colorado

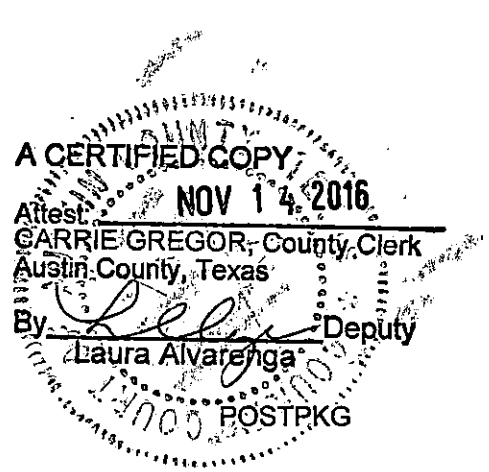
This instrument was acknowledged before me on this 14th day of November, 2016 by , Megan Randle-Bender, Rebecca Bolton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she posted and filed this notice in accordance with the requirements of the Texas Property Code and the applicable security instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 14th day of November, 2016.



Joyce M. Guthmann
Notary Public in and for the State of Texas
My commission expires: 12-9-2017

After Recording Return To:
Buckley Madole, P.C.
14841 Dallas Parkway, Suite 425
Dallas, TX 75254
Attn: Foreclosure Department



Instrument # 164879
11/14/2016 10:08 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 Gregor, County Clerk
Austin County, Texas

FILED

16 NOV 14 AM 10:22

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

By: *Patty Orman Leja*

AUSTIN COUNTY, TEXAS
A CERTIFIED COPY

Attest: NOV 14 2016
CARRIE GREGOR, County Clerk
Austin County, Texas

By: *Laura Alvarenga* Deputy