

### 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: 06/06/2017**

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

**Place: Austin County Courthouse, One East Main, Bellville, TX 77418 - THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address: 6006 Mockingbird Lane, Sealy, TX 77474**

- 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 02/03/2009 and recorded 08/19/2009 in Document 093927, Book --- Page ---, real property records of Austin County Texas, and Home Affordable Modification Agreement is recorded on 09/13/2016 with Instrument No. 134628, Austin County, Texas with **Jerome L. Burns, a married person**, grantor(s) and Mountain States Mortgage Centers, Inc., as Lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary.
- 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 Jerome L. Burns, a married person, securing the payment of the indebtedness in the original principal amount of **\$126,912.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and the deed of trust or contract lien.

FILED

17 MAR 30 PM 4: 24

*Carrie Bregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

*JHP*

2017-016

### 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:

1.0334 acres of land, more or less, (called tract J), out of the John P. Borden Headright Survey! (A-125), Austin County, Texas being more particularly described Below:

**TRACT 4, SECTION 1**

Field notes for n 1.3044 acre tract of land being a part of a 25.3595 acre tract of land out of a 67.2068 acre tract is the John P. Borden Headright Survey, Abstract 125, Austin County, Texas.

**COMMENCING** at an iron Pipe fd. at the Northwest corner of said 67.2068 Acre tract, same being the Northwest corner of the 25.3595 Acre Tract, said point being In the East line of Eveline Road:

**THENCE** North 82 degrees 26 minutes 13 seconds East along the North line of said 67.2068 Acre Tract, same being the North line of the aforementioned 25.3595 Acre Tract. 510 feet to an Iron Pipe set on said line for the Northwest corner and Place of Beginning of the herein described 1.3041 AcreTract:

**THENCE** South 13 degrees 15 minutes East, 340 reel to an iron Pipe set in the Northerly line of a 60 foot wide road for the Southwest corner of the herein described 1.3044 Acre Tract;

**THENCE** North 82 degrees 26 minutes 13 seconds East about the Northerly line of said 60 foot wide road 42.93 feet to a point on said line, said point being in a curve lo the left:

**THENCE** around said survey lo the left having n central angle of 14 degrees 54 minute 23 seconds and a radius of 487.64 feet, 12637 feet to an iron Pipe set on said line lor the Southeast corner of the here in described 1.3044 Acre Tract of land:

**THENCE** North 13 degrees 15 minutes West. 323.51 feet to an iron Pipe set in the North line of the aforementioned 67.2068 Acre Tract, same being t11c North line of the aforementioned 25.3595 Acre Tract for the Northeast corner of the herein described 1.3044 Acre Tract;

**THENCE** south 82 degrees 26 minutes 13 seconds West along the North line of said tract. 170 reel to the Place of **BEGINNING** and containing 1.3014 Acres of land.

Together with the Mobile Home situated thereon which is affixed to the aforementioned real property and incorporated herein. Said Mobile Home is identified as follows:

**Year/Make/Model:** 1998, Sunshine, BW553- 3+2  
**Serial/VIN Number(s):** AL-S-04254

**Notice of [Substitute] Trustee Sale**

**Label/Seal No- NTA0709266**  
**Serial No- ALS04254**  
**Size-16.0x76.0**  
**Model- BW553+2**  
**Manufacture Date- 08/20/1997**

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: March 24, 2017

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

Aarti Patel, Maryna Danielian, Amy Bowman, Evan Press, Renee Thomas, Reva Rouchon-Harris, Monica Hirvela, Kathleen Adkins, Patricia Sanders, Frederick Britton, Jack Burns, II, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, 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 ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 09/02/2014  
**Grantor(s):** JESUS R SALAZAR AND WIFE, MARIA SALAZAR  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST CHOICE LOAN SERVICES INC, A CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$120,827.00  
**Recording Information:** Instrument 143827  
**Property County:** Austin  
**Property:** LOT 5, BLOCK 1, OF THE WILLOW BROOK SUBDIVISION TO THE CITY OF SEALY, AUSTIN COUNTY, TEXAS, ACCORDING TO THE PLAT IN VOLUME 311, PAGE 24 OF THE DEED RECORDS OF AUSTIN COUNTY  
**Reported Address:** 110 BROOKSIDE LANE, 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, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of June, 2017  
**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, Doug Woodard, Kristie Alvarez, Julian Perrine, Kathleen Adkins, Amy Bowman, Evan Press, Renee Thomas, Reva Rouchon-Harris, Monica Hirvela, Braden Barnes, Michael Burns, Thuy Frazier, 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, Doug Woodard, Kristie Alvarez, Julian Perrine, Kathleen Adkins, Amy Bowman, Evan Press, Renee Thomas, Reva Rouchon-Harris, Monica Hirvela, Braden Barnes, Michael Burns, Thuy Frazier, 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, Doug Woodard, Kristie Alvarez, Julian Perrine, Kathleen Adkins, Amy Bowman, Evan Press, Renee Thomas, Reva Rouchon-Harris, Monica Hirvela, Braden Barnes, Michael Burns, Thuy Frazier, 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

17 APR 10 PM 1:00

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

PG1

POSTPKG

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
8/12/2015

**Grantor(s)/Mortgagor(s):**  
MARY ANN FORDYCE AND RANDY L.  
FORDYCE, WIFE AND HUSBAND

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR LAKEVIEW LOAN  
SERVICING, LLC, A LIMITED LIABILITY  
CORPORATION, ITS SUCCESSORS AND  
ASSIGNS

**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC

**Recorded in:**  
**Volume:** n/a  
**Page:** n/a  
**Instrument No:** 153420

**Property County:**  
AUSTIN

**Mortgage Servicer:**  
M&T Bank is representing the Current  
Beneficiary/Mortgagee under a servicing agreement  
with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Fountain Plaza, Buffalo, NY 14203

**Legal Description:** SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS  
EXHIBIT "A"

**Date of Sale:** 6/6/2017

**Earliest Time Sale Will Begin:** 1PM

**Place of Sale of Property:** Austin County Courthouse, One East Main, Bellville, TX 77418 OR IN THE  
AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF  
THE TEXAS PROPERTY CODE.

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

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
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.



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,  
Megan Randle, Rebecca Bolton  
or Cole D. Patton  
or Denny Tedrow  
MCCARTHY & HOLTHUS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

FILED

17 APR 10 PM 4: 25

Carrie Gregor

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

**MH File Number:** TX-17-32557-POS  
**Loan Type:** FHA

2017 - 019

STATE OF TEXAS  
COUNTY OF FORT BEND §

Before me, the undersigned Notary Public, on this day personally appeared Megon L Rondle as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as \_\_\_\_\_, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 10<sup>th</sup> day of April, 2017.

Asiskumar Ramambhai Patel  
Notary Public  
Signature

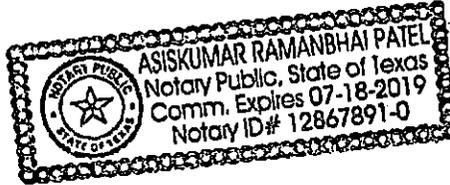


EXHIBIT "A"

LEGAL DESCRIPTION

The following described property:

**Parcel One:** the surface only of that certain 10.340 acres out of tracts 132 and 133, PINEY CREEK, SECTION III, a subdivision in Austin County, Texas, and more clearly in the map recorded in Volume 1, Page 27, of the Map Records of Austin County, Texas.

**Parcel Two:** a Tract or parcel of land containing 2.150 acres out of lots One Hundred Thirty-Two (132) and One Hundred Thirty-Three (133) of PINEY CREEK SUBDIVISION, SECTION THREE (3), out of the B. M. Hatfield survey, Abstract No. 184, Austin County, Texas, according to the map or plat recorded in Volume 1, Page 27, of the Map Records of Austin County, Texas.

Less all that tract or parcel of land consisting of 0.279 acres located in the B. M. Hatfield Survey, a-194, Austin County, Texas. Subject tract being a portion of tract 133 consisting of 7.139 acres and being a portion of PINEY CREEK SUBDIVISION, SECTION 3, a subdivision of Austin County, and being a portion of tract that is described in a deed to bobby Barrett et ux, dated July 5, 1994, recorded in Volume 708, Page 639 of the official records of 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: June 06, 2017

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 July 29, 2003 and recorded in Document CLERK'S FILE NO. 040250 real property records of AUSTIN County, Texas, with LAWRENCE L. HABA JR AND PAMELA S. RITCHIE, grantor(s) and CHASE MANHATTAN MORTGAGE CORP., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LAWRENCE L. HABA JR AND PAMELA S. RITCHIE, securing the payment of the indebtednesses in the original principal amount of \$93,050.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE 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. M & T BANK SUCCESSOR BY MERGER TO M & T MORTGAGE CORPORATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o M & T BANK SUCCESSOR BY MERGER TO M & T MORTGAGE CORPORATION  
1 FOUNTAIN PLAZA DEFAULT SERVICING, 6TH FLOOR  
BUFFALO, NY 14203

Megan L. Randle  
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 04/24/17 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 L. Randle  
Date: 04/24/17

FILED

17 APR 24 AM 9: 34

Carrie Gregor  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS



NOS20130187406172

2017-022

**EXHIBIT A**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN AUSTIN COUNTY, TEXAS IN THE M. M. KENNEY SURVEY, ABSTRACT NO. 352, AND BEING THAT SAME CERTAIN 1.00 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM DAVID G. POST AND WIFE BARBARA L. POST TO TOM J MILLS AND WIFE BECKY A MILLS AND RECORDED IN VOLUME 530, PAGE 732 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN FOUND AT THE EAST CORNER OF THE SAID 1.00 ACRE TRACT OF LAND IN THE SOUTHWEST LINE OF JACKRABBIT ROAD. THIS POINT ALSO BEING THE NORTH CORNER OF THE ROBERT I ZUBICEK AND WIFE DARLENE A ZUBICEK 1.00 ACRE TRACT OF LAND RECORDED IN VOLUME 429, PAGE 528 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS;

THENCE, WITH THE COMMON LINE BETWEEN THE MILLS AND ZUBICEK TRACTS OF LAND, SOUTH 45 DEG 00' 00" WEST FOR 237.53 FEET TO A 1/2 INCH IRON PIN FOUND INSIDE A 1 1/2 INCH IRON PIPE AT THE SOUTH CORNER OF THE SAID 1.00 ACRE TRACT OF LAND AND THE WEST CORNER OF THE SAID ZUBICEK TRACT OF LAND IN THE NORTHEAST LINE OF THE CHARLES HINTZ 310.00 ACRE TRACT OF LAND RECORDED IN VOLUME 63, PAGE 378 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS;

THENCE, WITH THE COMMON LINE BETWEEN THE MILLS AND HINTZ TRACTS OF LAND, NORTH 45 DEG 00' 00" WEST FOR 183.39 FEET TO A 1/2 INCH IRON PIN FOUND AT THE WEST CORNER OF SAID 1.00 ACRE TRACT OF LAND. THIS POINT ALSO BEING THE SOUTH CORNER OF THE JOSEPH GLENN SCHMIDT 1.00 ACRE TRACT OF LAND RECORDED IN VOLUME 471, PAGE 450 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS;

THENCE, WITH THE COMMON LINE BETWEEN THE MILLS AND SCHMIDT TRACT OF LAND, NORTH 45 DEG 00' 00" EAST FOR 237.53 FEET TO A 1/2 INCH IRON PIN FOUND AT THE NORTH CORNER OF THE SAID 1.00 ACRE TRACT OF LAND AND THE EAST CORNER OF THE SAID SCHMIDT TRACT OF LAND IN THE SOUTHWEST LINE OF JACKRABBIT ROAD;

THENCE, WITH THE ROAD LINE, SOUTH 45 DEG 00' 00" EAST FOR 183.39 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.000 ACRE TRACT OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED ON THE NORTHWEST LINE OF THE MILLS 1.000 ACRE TRACT OF LAND.



NOS20130187406172

**ShowBarcode = YES**  
**Posting Date = 04/24/2017**  
**County = AUSTIN / 00008**

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: June 06, 2017

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  
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 04/24/17 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

Megan L. Randle  
Declarant's Name: Megan L. Randle  
Date: 04/24/17

FILED

17 APR 24 AM 9:34

Carrie Gregor  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS



NOS0000005996186

EXHIBIT "A"
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## 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 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;



NOS0000005996186

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

**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: 06/06/2017**

**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:** 2000 FM 109, New Ulm, TX 78950

- 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 07/14/2006 and recorded 07/19/2006 in Document 064227, Book xxx Page xxx, real property records of Austin County, Texas, with Sergio Garcia and Linda Garcia, husband and wife, grantor(s) and Fieldstone Mortgage Company, as Lender, Mortgage Electronic Registration Systems, INC., as Beneficiary.
- 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 Sergio Garcia and Linda Garcia, husband and wife securing the payment of the indebtedness in the original principal amount of \$127,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. HSPC Bank USA, National Association, as Trustee of the Fieldstone Mortgage Investment Trust, Series 2006-3 is the current mortgagee of the note and the deed of trust or contract lien.

17 APR 25 PM 4: 44

Carrie Gregor  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2016-024

RHP

**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:

**Field Notes of a survey of a 3.071 acre tract of land. Being all that certain tract or parcel of land lying and situated in Austin County, Texas, out of the A. J. Bell Survey, Abstract No. 127, said 3.071 acres of land being all that certain 3.00 acres of land described in a deed from Zack Sayre, et, ux, to James H. Skelton and Pamela Skelton, dated February 14, 1995, recorded in Volume 722, Page 892- Official Records of Austin County, Texas, to which reference is made for all purposes and the said 3.071 acres of land being described by metes and bounds as follows, To-Wit: BEGINNING at a 2 inch iron pipe found in Southeast right of way line of Farm to Market Highway No. 109 for North corner of said 3.071 acre tract, said pipe being also West corner of a 5.30 acre tract conveyed to John Michell, Volume 470, Page 326- Deed Records of Austin County, Texas;**

**THENCE S 78° 41' E a distance of 559.42 feet with Southwest line of said 5.30 acre tract to centerline of a creek for corner, said corner being also S 78° 41' E 57.00 feet from a ½ inch iron rod set, said corner being also north line of a 39.214 acre tract conveyed to Malcolm Krause, Volume 397, Page 946- Deed Records of Austin County, Texas;**

**THENCE following centerline of said creek and North line of said 39.214 acre tract along the following courses and distance S 18° 11' W 37.29 feet, S 33° 57' E 63.85 feet, S 14° 20' 09" W 146.67 feet to a point for corner, said corner being also S 78° 41' E 14.00 feet from a ½ inch iron rod set;**

**THENCE N 78° 41' W a distance of 591.00 feet with Northeast line of a 1.74 acre tract conveyed to Malcolm Krause, Volume 629, Page 468- and a 1.13 acre tract conveyed to Malcolm Krause, Volume 523, Page 782- Deed Records of Austin County, Texas, to a ½ inch iron rod set in Southeast right of way line of said Highway No. 109;**

**THENCE N 10° 55' E a distance of 228.43 feet with Southeast right of way line of said Highway No. 109 to place of beginning, containing 3.071 acres of land.**

**Being the same Property Described in Deed Dated September 28, 1995, from James H. Skelton and Wife, Pamela Skelton to Mark McMahon and Wife, Karen McMahon, Recorded in Volume 737, Page 575, Official Records, Austin County, Texas.**

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:

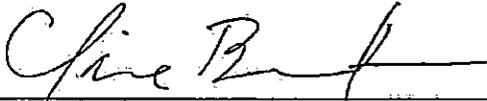
**C/O Ocwen Loan Servicing, LLC  
1661 Worthington Rd., Suite 100  
West Palm Beach, FL 33409  
Phone: 1-800-746-2936**

**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: April 17, 2017



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



Megan Randle, Ebbie Murphy, 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, 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 Foreclosure Sale

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

Lot Nineteen (19) of Hillside Estates A SUBDIVISION OF A CALLED 32.585 acres of land out of the H. & T. C. R. R Company Survey (A-207), AUSTIN COUNTY, TEXAS, according to the map and plat filed for record in the office of the County Clerk of Austin County, Texas, in Volume 1, Pages 221-222 of the Plat Records as shown in the Plat Records of Austin County, to include but not limited one multi section manufactured home and all other improvements thereto located at 6491 Odom Drive, Sealy, Texas 77474

2. *Instrument to be foreclosed.* The instrument to be foreclosed is the deed of trust recorded in File No. 112946 of the real property records of Austin County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, June 6, 2017

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

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

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

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

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

2017-025 PL

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

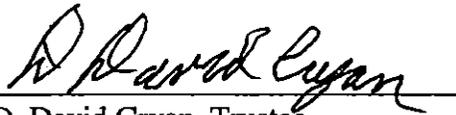
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement and/or financing statement executed by Maria Luisa Sanchez and Jorge Meza, and Ranch Country of Texas, Inc.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtedness's and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$77,000.00 executed by Maria Luisa Sanchez and Jorge Meza and payable to the order of Ranch Country of Texas, Inc.; and (b) all renewals and extensions of the note; and (c) any and all present and future indebtedness's of Maria Luisa Sanchez and Jorge Meza to Ranch Country of Texas, Inc. is the current owner and Allegiance Bank is the current holder of the Obligations and is the beneficiary by assignment under the deed of trust.

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

Dated: April 11, 2017

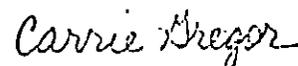


D. David Cryan, Trustee  
Attorney for Ranch Country of Texas, Inc. and  
Attorney for Allegiance Bank of Texas  
State Bar No.: 05197000  
P. O. Box 790  
Sealy, TX 77474

*Certified mail # 7016 0910 0001 1707 5036*

FILED

17 MAY -2 AM 10: 39



COUNTY CLERK  
AUSTIN COUNTY, TEXAS

*2017-025*

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.**

THE STATE OF TEXAS )  
COUNTY OF AUSTIN )

Notice is hereby given that whereas, on May 22, 2009, David M. Emswiler and wife, Julie A. Emswiler, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Clerk's File No. 092345, Official Public Records of Austin County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on April 3, 2017, appoint the undersigned as Substitute Trustee; and

2017-026 PL

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, in the foyer of the courthouse in Bellville, Austin County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of June, being the 6th day of June 2017, the following land located in said county and more particularly described as follows:

Lot 2, Section 2, The Meadows Subdivision, in the City of Bellville, Austin County, Texas, according to the plat recorded in Volume 1, Page 8, Plat Records, Austin County, Texas

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Shortages in area.
2. Such presently valid and subsisting easements, if any, to which the above property is subject, as may be actually located upon the ground, which are not of record.
3. Any portion of the property herein described, if any, which falls within the boundaries of any road or roadway.
4. Any encroachment; encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
5. Covenants, conditions, reservations, easements, building lines and restrictions applicable to Meadows Subdivision, as set forth in instrument recorded in Volume 404, Page 133, Deed Records of Austin County, Texas, and as shown on plat recorded in Volume 1, Page 8, Plat Records of Austin County, Texas.

6. Easements, right of ways and other matters affecting the City of Bellville, Austin County, Texas.

7. Subject to zoning ordinances, If any, of the City of Bellville, Texas.

8. Easement dated May 12, 1976, executed by Dale Porter to San Bernard Electric Cooperative, Inc., recorded in Volume 389, Page 49, Deed Records of Austin County, Texas, together with all rights Incident thereto.

9. Mineral and/or Royalty Reservation appearing In Deed dated February 13, 1927, executed by C. F. Machemehl, et ux to Fred J. Machemehl, recorded in Volume 70, Page 571, Deed Records of Austin County, Texas, together with all rights Incident thereto:

10. Mineral and/or Royalty Reservation appearing in Deed dated June 28, 1974, executed by Fred J. Machemehl to Dale Porter, recorded In Volume 364, Page 622, Deed Records of Austin County, Texas, together with all rights Incident thereto.

11. Twenty-five foot (25') building line as shown on plat recorded in Volume 1, Page 8, Plat Records of Austin County, Texas.

12. Ten foot (10') utility easement as shown on plat recorded in Volume 1, Page 8, Plat Records of Austin County, Texas.

13. Five foot (5') utility easement as shown on plat recorded in Volume 1, Page B, Plat Records of Austin County, Texas.

14. Unpaid ad valorem taxes.

EXECUTED this 1<sup>st</sup> day of May, 2017.

Megan Morris  
Megan Morris  
Substitute Trustee  
711 N. Velasco, Suite B  
Angleton, Texas 77515  
(979) 549-0215 ext. 4

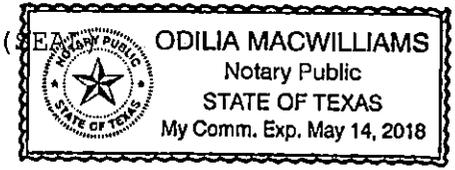
ACKNOWLEDGMENT

THE STATE OF TEXAS )

COUNTY OF AUSTIN )

This instrument was acknowledged before me on May 1,  
2017, by Megan Morris, as Substitute Trustee.

*Odilia MacWilliams*  
\_\_\_\_\_  
Notary Public, State of Texas



FILED

17 MAY -8 AM 11:47

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2017-026

**Notice of Foreclosure Sale**

**PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO THE RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON JUNE 6, 2017.**

**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:

A73 J. NICHOLS ACRES .25; and being more particularly described as One Lot in the J. Nichols League, described as follows:  
BEGINNING 52 feet S. 79 1/2 East from the South corner of a Negro School Tract;  
THENCE North 35 East 208 1/3 feet to a stake;  
THENCE South 79 1/2 East 52 feet to stake;  
THENCE South 35 West 208 1/3 feet to a stake;  
THENCE North 79 1/2 West 52 feet to PLACE OF BEGINNING, containing 1/4 acre of land, and being the same property conveyed by deed recorded at Volume 41, Page 553, from Chesley, et al to Jack Jackson, et ux; more commonly known as 720 West Meyers, Bellville, Texas 77418.

2. *Instrument to be Foreclosed.* The instruments to be foreclosed are the Property Tax Lien Deed of Trust (Deed of Trust) recorded in Document No. 122909 of the real property records of Austin County, Texas and the Transferred Tax Lien recorded in Document No. 123459 of the real property records of Austin County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: June 6, 2017.

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Lobby of Austin County courthouse or as otherwise designated by County Commissioner.

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

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting

the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

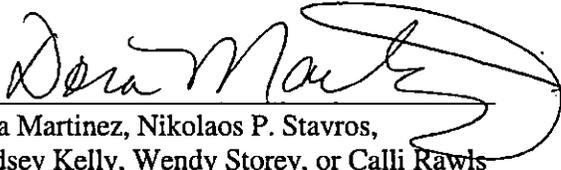
5. *Type of Sale.* The sale is an expedited foreclosure sale of a Transferred Tax Lien created pursuant to Sections 32.06 and 32.065, Texas Tax Code, Section 51.002, Texas Property Code and the power of sale granted by the Deed of Trust executed by Jackie W. Bassett.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Note in the original principal amount of \$12,653.81, executed by Jackie W. Bassett, and originally payable to the order of AVT Lending, Inc., dba 'Homefront Tax Loans', currently payable to the order of Hunter-Kelsey II, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtednesses of Jackie W. Bassett to Hunter-Kelsey II, LLC. Hunter-Kelsey II, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to Nikolaos P. Stavros, Lindsey Kelly, or Wendy Storey at 3624 N. Hills Drive, Suite B-100, Austin, Texas 78731.

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

Dated: 11<sup>th</sup> day of May, 2017

  
Dora Martinez, Nikolaos P. Stavros,  
Lindsey Kelly, Wendy Storey, or Calli Rawls  
3624 North Hills Dr., Suite B-100  
Austin, TX 78731  
Telephone: (512) 346-6011  
Fax: (512) 346-6005

FILED  
17 MAY 11 PM 1:24  
Carrie Gregor  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS  


AFTER POSTING RETURN TO:  
Stavros & Kelly, PLLC  
3624 North Hills Dr., Suite B-100  
Austin, TX 78731  
Tel: (512) 346-6011  
Fax: (512) 346-6005

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: June 06, 2017

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 December 07, 2007 and recorded in Document CLERK'S FILE NO. 076779 real property records of AUSTIN County, Texas, with CHRIS L KAASE AND AMY KAASE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHRIS L KAASE AND AMY KAASE, securing the payment of the indebtednesses in the original principal amount of \$132,300.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DITECH FINANCIAL LLC 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. DITECH FINANCIAL LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC  
345 SAINT PETER STREET  
ST. PAUL, MN 55102

*Megan L. Randle*

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 *05/15/17* 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 L. Randle*  
Date: *05/15/17*

FILED

17 MAY 15 AM 10:46

*Carrie Meyer*

COUNTY CLERK  
AUSTIN, TEXAS



NOS00000006757397

**EXHIBIT "A"**

ALL THAT TRACT OR PARCEL OF LAND CONSISTING OF 0.220 ACRES LOCATED AND BEING A PART OF LOTS 1 AND 2 OF BLOCK 3 OF THE MEADOWS AS RECORDED IN VOLUME 390, PAGE 673 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, BENJAMIN BABBITT SURVEY, A-13, "CITY OF BELLVILLE", AUSTIN COUNTY, TEXAS. SUBJECT TRACT BEING THAT SAME TRACT THAT IS DESCRIBED IN A DEED TO CARL R. LEWIS, ET UX, JANE A. LEWIS AS RECORDED IN VOLUME 666, PAGE 50 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS SAID TRACT CONSISTING OF 0.220 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE WEST RIGHT-OF-WAY OF MACHEMEHL DRIVE (50 FT. R.O.W.) AND BEING THE NORTHEAST CORNER OF THE 0.247 ACRE TRACT DESCRIBED IN A DEED TO JOHN W. WARD, ET UX AS RECORDED IN VOLUME 612, PAGE 628 O.R.A.C.T. AND BEING THE SOUTHEAST CORNER OF THE 0.220 ACRE; TRACT MENTIONED ABOVE AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 82° 28' 50" W, WITH THE NORTH LINE OF THE WARD TRACT, A DISTANCE OF 95.02 FT. (CALLED N 82° 28' 50" W, 95.02 FT.) TO A 1/2" IRON ROD FOUND AT A FENCE CORNER POST AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 14° 26' 39" E, WITH THE EAST LINE OF THE CALLED 0.216 ACRE TRACT DESCRIBED IN A DEED TO CARL G. HAND, ET UX AS RECORDED IN VOLUME 684, PAGE 622 O.R.A.C.T. AND GENERALLY WITH A BOARD FENCE LINE, A DISTANCE OF 107.00 FT. (CALLED N. 14° 26' 39" E, 107.00 FT.) TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 83° 50' 17" E, WITH THE SOUTH LINE OF THE 0.185 ACRE TRACT DESCRIBED IN A DEED TO JERRY WAYNE KRUMREY, ET UX AS RECORDED IN VOLUME 644, PAGE 794 O.R.A.C.T., A DISTANCE OF 84.18 FT. (CALLED S 83° 50' 17" E, 84.17 FT.) TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF MACHEMEHL DRIVE AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08° 35' 53" W, WITH THE WEST LINE OF MACHEMEHL DRIVE, A DISTANCE OF 108.23 FT. (CALLED S 08° 35' 53" W, 108.24 FT.) TO THE PLACE OF BEGINNING AND CONTAINING 0.220 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY DESCRIBED IN DEED DATED SEPTEMBER 20, 2001, EXECUTED BY DEBBIE NOVISKIE TO BONNELL HAYDEN AND WIFE, CAROLYN S. HAYDEN, RECORDED UNDER CLERK'S FILE NO. .015330, OFFICIAL RECORDS, AUSTIN COUNTY, TEXAS.



NOS0000006757397

**NOTICE OF FORECLOSURE SALE**

June 6, 2017

**Deed of Trust ("Deed of Trust"):**

**Dated:** March 7, 2016

**Grantor:** Rosalina de Jesus Bonilla

**Trustee:** Jeffery W. Laird

**Lender:** Windsor Chase, LLC

**Recorded in:** Instrument No. 161173 of the real property records of Austin County, Texas

**Legal Description:** 1.50 acres, more or less, out of the SAN FELIPE TOWN TTRACT in Austin County, Texas, being the same land described in a Deed from the Town of San Felipe to Johnny M. Evans et ux, dated March 6, 1967, recorded in Volume 292, Page 406, Deed Records of Austin County, Texas.  
Commonly known as: 4281 BARON DE BASTROP ST., SEALY, TX 77474

**Secures:** Note ("Note") in the original principal amount of \$89,000.00, executed by Rosalina de Jesus Bonilla ("Borrower") and payable to the order of Lender

**Mortgage Servicer:** Mills Escrow Company

**Mortgage Servicer's Address:** 6501 Boeing Drive, Suite H-4, El Paso, Texas, 79925

**Foreclosure Sale:**

**Date:** Tuesday, June 6, 2017

**Time:** The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 PM and not later than three hours thereafter.

FILED

17 MAY 15 AM 10:46

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY TEXAS

2017-029

**Place:** Austin County Courthouse, One East Main, Bellville, TX  
77418 – THE FOYER OF THE AUSTIN COUNTY  
COURTHOUSE OR AS DESIGNATED BY THE COUNTY  
COMMISSIONERS

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Windsor Chase, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Windsor Chase, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Mortgage Servicer is representing Windsor Chase, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Windsor Chase, LLC. The address of Mortgage Servicer is set forth above.

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

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

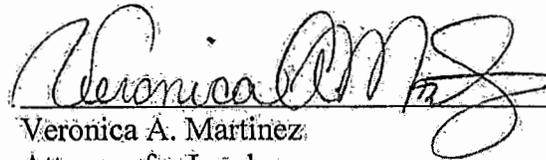
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**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.**



Veronica A. Martinez  
Attorney for Lender  
17171 Park Row, Suite 160  
Houston, Texas 77084  
Telephone: 281-829-1555  
Telecopies: 281-200-0751



Megan Randle, Ebbie Murphy or Debby Jurasek  
Foreclosure Services, LLC  
8101 Boat Club, Suite 320  
Fort Worth, Texas 76179  
Telephone: 800-464-2901  
Telecopies: 817-236-0110