

C&S No. 44-15-3960 / FHA / No
Pacific Union Financial, LLC

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiariski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: September 26, 2013

Grantor(s): Rey Sosa, a married man, joined herein pro forma by his spouse, Maria Sosa

Original Trustee: J. Bradley Compere

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Securitynational Mortgage Company, a Utah Corporation, its successors and assigns

Recording Information: Clerk's File No. 134963, in the Official Public Records of AUSTIN County, Texas.

Current Mortgagee: Pacific Union Financial, LLC

Mortgage Servicer: Pacific Union Financial, LLC, whose address is C/O 8900 Freeport Pkwy Suite 150 Irving, TX 75063 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 03/01/2016 **Earliest Time Sale Will Begin:** 1:00 PM

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.

Legal Description:
A TRACT OF LAND CONTAINING 2.000 ACRES OUT OF THE H.&T.C.R.R. CO., SECTION 146, C.C. ALLEN SURVEY, ABSTRACT 337, AUSTIN COUNTY, TEXAS, BEING THE SAME TRACT RECORDED IN THE NAME OF RICH A SAUCEDO AND WIFE GABRIELA SAUCEDO UNDER FILE NO. 015317 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS (O.P.R.A.C.T.) AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the AUSTIN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

For Information:
Codilis & Stawiariski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200

Megan Randle-Bender
Megan Randle-Bender as Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee
c/o Serwelink Default Abstract Solutions
7301 N. State Hwy 161, Ste 305.
Irving, TX 75039

FILED

2017-008

17 FEB 13 PM 4: 38

Carrie Gregor



4558271

COUNTY CLERK
AUSTIN COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF Waller

Before me, the undersigned Notary Public, on this day personally appeared Megan Rundle as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office this 13th day of February, 2017.

Hilary Avery
Notary Public
Signature

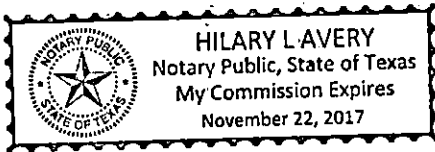


EXHIBIT "A"

A tract of land containing 2.000 Acres out of the H.&T.C.R.R. Co., Section 146, C.C. Allen Survey, Abstract 337, Austin County, Texas being the same tract recorded in the name of Rich A Saucedo and wife Gabriela Saucedo under File No. 015317 of the Official Public Records of Austin County, Texas (O.P.R.A.C.T.) and being more particularly described by metes and bounds as follows: (bearings based on said File No. 015317 of the O.P.R.A.C.T.);

COMMENCING at a 1/2 Inch iron rod found at the intersection of the west right-of-way line of Irens Street (60 Feet wide) and the south line of Sally Gail Lane (60 Feet wide) as recorded under File No. 996193 of the O.P.R.A.C.T.;

THENCE, NORTH 86° 42' 25" WEST, with the south line of Sally Gail Lane, being the north line O.A. Krampitz Subdivision as recorded in Volume 255, Page 543 of the O.P.R.A.C.T. a distance of 278.70 Feet to a 1/2 Inch iron rod being the southeast corner an POINT OF BEGINNING of this tract;

THENCE, NORTH 86° 42' 25" WEST, continuing with the south line of Sally Gail Lane, being the north line of Lot 12 of said O.A. Krampitz Subdivision as recorded in the name of Joseph Lizotte & Kimberly Lizotte under File No. 076238 of the O.P.R.A.C.T. and the north line of Lot 13 of said O.A. Krampitz Subdivision as recorded in the name of Paul J Dronka under File No. 033655 of the O.P.R.A.C.T, a distance of 99.91 Feet to a fence post at the southwest corner of this tract;

THENCE, NORTH 03° 03' 56" EAST, with the east line of a tract recorded in the name of Jeffrey C. Tanner & Reba C. Tanner under File No. 051216 of the O.P.R.A.C.T., passing at a distance of 60.00 Feet the north line of the aforementioned Sally Gail Lane, passing at distance of 535.52 Feet a 1/2 Inch iron rod set for reference and continuing for a total distance of 835.52 Feet to a point in a lake being the northwest corner of this tract;

THENCE, NORTH 57° 05' 00" EAST, with the southerly line of a tract recorded in the name of Frank W. Hluchan & Mary Jane Hluchan under File No. 987315 of the O.P.R.A.C.T. a distance of 124.45 Feet to a point in a lake being the northeast corner of this tract;

THENCE, SOUTH 03° 06' 56" WEST, with the west line of a tract recorded in the name of Nathan Pless & Jennifer J. Pless under File No. 996195 of the O.P.R.A.C.T., passing at a distance of 322.67 Feet a 1/2 Inch iron rod set for reference, passing at a distance of 849.03 the north line of the aforementioned Sally Gail Lane, and continuing for a total distance of 909.03 Feet to the POINT OF BEGINNING and containing 2.000 Acre of land.

FILED

13 OCT -2 PM 1:37

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

134963

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
Carrie Gregor, County Clerk
Austin County, Texas

Instrument # 170667
2/13/2017 4:32 PM

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.

Corrie Gressor, County Clerk
Austin County, Texas

By:

