

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 04, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 10, 2008 and recorded in Document CLERK'S FILE NO. 084845; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 154692 real property records of AUSTIN County, Texas, with SELINA VEGA AND LUIS HUMBERTO VEGA AND MARIA RODRIGUEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SELINA VEGA AND LUIS HUMBERTO VEGA AND MARIA RODRIGUEZ, securing the payment of the indebtednesses in the original principal amount of \$147,581.00, 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

Reid Ruple by Taj Kirkpatrick

KRISTIE ALVAREZ, JULIAN PERRINE, KATHLEEN ADKINS, AMY BOWMAN, EVAN PRESS, REVA ROUCHON-HARRIS, MONICA HIRVELA, BENJAMIN GRIESINGER, REID RUPLE, CATRENA WARD, KIM HINSHAW, STEPHANIE KOHLER, IAN MOSER 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 Taj Kirkpatrick, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 11/16/2018 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

Taj Kirkpatrick

Declarant's Name: Taj Kirkpatrick

Date: 11/16/2018



NOS00000007862147

EXHIBIT "A"

LOT SIX (6), BLOCK ONE (1), EAGLE POINT SUBDIVISION IN AUSTIN COUNTY, TEXAS, DESCRIBED IN VOLUME 1, PAGE 397-400, PLAT RECORDS

FILED

18 OCT 16 AM 10:19

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS



NOS00000007862147

2018-64

Our File Number: 18-01259

Name: STEVEN M BYLE, AN UNMARRIED PERSON

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 24, 2006, STEVEN M. BYLE, AN UNMARRIED PERSON, executed a Deed of Trust/Security Instrument conveying to PRLAP, INC., as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 063177, in the DEED OF TRUST OR REAL PROPERTY records of AUSTIN COUNTY, TEXAS; and

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, DECEMBER 4, 2018**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **AUSTIN COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

ALL THAT TRACT OR PARCEL OF LAND SITUATED IN AUSTIN COUNTY, TEXAS OUT OF THE EARLY ROBBINS LABOR NO. 2 A-82, THE MOSES SHIPMAN LABOR NO. 1 A-89, THE W. ROBBINS LABOR NO. 23 A-84 AND THE PARMELIA PICKET LABOR NO. 24 A-77 AND BEING TRACT 1 CALLED 136.429 ACRES AND TRACT 2 CALLED 31.810 ACRES IN A DEED DATED JUNE 3, 1987 FROM MARGARET REGENBRECHT TO RANDY B. MAZE AND WIFE, MARGARET A. MAZE, AS RECORDED IN VOLUME 564, PAGE 564 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, SAID 160.529 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 7330/7332 STECK BOTTOM RD
SEALY, TX 77474

Mortgage Servicer: CARRINGTON MORTGAGE SERVICES, LLC

Noteholder: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE
LOAN TRUST A
1600 S. DOUGLASS ROAD, SUITE 200-A
ANAHEIM, CA 92806

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

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 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.

WITNESS MY HAND this 25th day of October, 2018.

Megan L. Randle

Megan L. Randle, Evan Press, Amy Bowman,
Julian Perrine, Reid Ruple, Kristie Alvarez, Chloe
Christensen, Rebecca Bolton, Kim Hinshaw,
Kathleen Adkins, Reva Rouchon-Harris, Ian Moser,
Monica Hirvela, Benjamin Griesinger, Stephanie
Kohler, Catrena Ward, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED

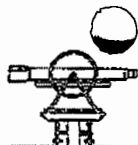
18 OCT 25 AM 10:23

Carrie Kregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2018-065

RHP



RANDY B. MAZE AND WIFE,
MARGARET A. MAZE
160.529 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND situated in Austin County, Texas out of the Early Robbins Labor No. 2 A-82, the Moses Shipman Labor No. 1 A-89, the W. Robbins Labor No. 23 A-84 and the Parmelia Picket Labor No. 24 A-77 and being Tract 1 called 136.429 acres and Tract 2 called 31.810 acres in a deed dated June 3, 1987 from Margaret Regebrecht to Randy B. Maze and wife, Margaret A. Maze, as recorded in Volume 564, Page 564 of the Official Records of Austin County, said 160.529 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron pin and fence corner lying in the Southeast line of a private road marking its intersection with the Northeast line of Anna May Dever and Lonnie Dever, Jr. residue tract (380/937 D.R.A.C.), the South corner of the David Abner Jackson, et ux Tract 1 called 360.140 acres (File No. 997429 O.R.A.C.), the West corner of the original Tract 1 called 136.429 acres and this tract;

THENCE with the Southeast line of said private road and the Northwest line of this tract, N 31° 01' 53" E, 353.07 ft. to a set 1/2" iron pin and fence angle and N 25° 12' 24" E, 1,282.08 ft. to a found 1/2" iron pin and fence corner for North corner;

THENCE with the Southwest line of the Jackson Tract 1 called 360.140 acres and the Northeast line of this tract, S 43° 54' 04" E, 175.03 ft. to a found 1/2" iron pin and fence angle; S 61° 18' 04" E, 3,197.27 ft. to a set 1/2" iron pin and fence corner and S 61° 44' 48" E, 676.80 ft. to a set 1/2" iron pin at the end of a fence in the Northwest bank of the Brazos River for East corner;

THENCE with the meanders of the Northwest bank of the Brazos River,

S 56° 37' 54" W, 124.75 ft.;
S 52° 03' 46" W, 93.75 ft.;
S 47° 15' 42" W, 105.22 ft.;
S 59° 03' 43" W, 105.87 ft.;
S 58° 18' 53" W, 106.50 ft.;
S 62° 27' 18" W, 135.06 ft.;
S 60° 59' 55" W, 124.53 ft.;
S 65° 02' 20" W, 111.66 ft.;
S 69° 13' 46" W, 133.79 ft.;
S 78° 55' 07" W, 89.08 ft.;
S 53° 24' 15" W, 74.31 ft.;
S 60° 44' 48" W, 80.77 ft.;
S 65° 13' 02" W, 74.63 ft.;
S 69° 12' 30" W, 147.87 ft.;
S 76° 30' 21" W, 111.45 ft.;
S 72° 29' 17" W, 140.69 ft.;
S 69° 13' 07" W, 192.18 ft.;
S 82° 12' 27" W, 46.91 ft.;
S 69° 59' 21" W, 62.81 ft.;
S 70° 47' 05" W, 65.24 ft.;
S 69° 39' 15" W, 86.05 ft.;
S 75° 19' 43" W, 75.42 ft.;
S 72° 57' 56" W, 97.54 ft.;
S 71° 40' 30" W, 64.69 ft.;
S 69° 41' 41" W, 81.10 ft.;
S 77° 14' 07" W, 136.30 ft.;
N 79° 22' 32" W, 26.37 ft.;

Exhibit A

W.O. No. 15551
Page 1 of 2

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S 85° 08' 40" W, 99.64 ft.;
S 49° 18' 47" W, 80.44 ft.;
S 50° 10' 10" W, 97.22 ft.;
S 51° 24' 18" W, 85.13 ft.;
S 46° 11' 56" W, 87.12 ft.;
S 51° 00' 31" W, 84.81 ft.;
S 42° 16' 59" W, 161.18 ft.;
S 36° 43' 03" W, 126.33 ft.;
S 40° 48' 02" W, 88.91 ft.;
S 27° 44' 43" W, 137.76 ft. and

S 30° 44' 36" W, 106.94 ft. to a set 1/2" iron pin at the end of a fence for Southeast corner;

THENCE with the Northeast line of the W. Robert Brown 1987 Family Trust tract called 50.191 acres (File No. 007543 O.R.A.C.) and the Southwest line of this tract, N 65° 48' 32" W, 348.57 ft. to a found 1/2" iron pin and fence corner for Southeast corner of the David Abner Jackson, et ux tract called 90 acres (File No. 040884 O.R.A.C.) and Southwest corner of this tract;

THENCE with the East line of the Jackson tract called 90 acres and the West line of this tract, N 06° 03' 55" E, 823.91 ft. to a set 1/2" iron pin and fence corner for Northeast corner of the Jackson tract called 90 acres and Southeast corner of the Anna May Dever tract called 44.814 acres (411/547 D.R.A.C.);

THENCE with the East line of the Anna May Dever tract called 44.814 acres and the Anna May Dever and Lonnie Dever, Jr. residue tract and continuing with the West line of this tract, N 05° 58' 36" E, 989.56 ft. to a set 1/2" iron pin and fence corner for Northeast corner of the Dever residue tract and interior corner of this tract;

THENCE with the Northeast line of the Dever residue tract and the Southwest line of this tract, N 65° 00' 00" W, 974.45 ft. to the PLACE OF BEGINNING and containing 160.529 acres of land.

Surveyor Certification:

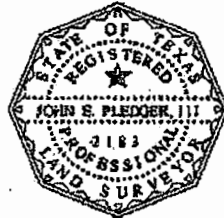
I, John E. Pledger, III, Registered Professional Land Surveyor, do hereby certify that the plat and/or description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on April 21, 2006, and that all corners are as shown hereon. There are no conflicts or protrusions apparent on the ground except as shown.

This tract is subject to all underground easements, the existence of which may arise by virtue of unrecorded grant or use.

This survey was performed in connection with the transaction described in the G.F. No. 35336 of Bellville Abstract Company.

Use of this survey for any other purposes or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom.


John E. Pledger, III April 21, 2006
Registered Professional Land Surveyor No. 2183



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1. Date, Time, and Place of Sale.

Date: 12/04/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Austin County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/18/1997 and recorded in the real property records of Austin County, TX and is recorded under Clerk's File/Instrument Number, 972724 with Earline Rigsby and Romara J. Rigsby (grantor(s)) and Guardian Group, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Earline Rigsby and Romara J. Rigsby, securing the payment of the indebtedness in the original amount of \$19,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LLC d/b/a Mr. Cooper is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN AUSTIN COUNTY, TEXAS, IN THE L. S. VON ROEDER SURVEY, ABSTRACT #312, AND BEING PART OF A CERTAIN 2.00 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM H. K. EDWARDS, ET AL, TO ROBERT EDWARDS AND RECORDED IN VOLUME 271, PAGE 27, OF DEED RECORDS OF AUSTIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY LINE OF JACKSON ROAD. THIS POINT BEARS SOUTH 15 DEGREES 30 MINUTES WEST, A DISTANCE OF 66.85 FEET FROM A FENCE CORNER POST FOUND AT THE NORTHWEST CORNER OF THE SAID 2.00 ACRE TRACT OF LAND;

THENCE SOUTH 65 DEGREES 00 MINUTES EAST, FOR 100.00 FEET TO AN IRON PIN;

THENCE SOUTH 15 DEGREES 30 MINUTES WEST, FOR 75.00 FEET TO AN IRON PIN;

THENCE NORTH 65 DEGREES 00 MINUTES WEST, FOR 100.00 FEET TO AN IRON PIN IN THE EASTERLY LINE OF JACKSON ROAD;

THENCE, WITH THE ROAD LINE, NORTH 15 DEGREES 30 MINUTES EAST, FOR 75.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.17 ACRE OF LAND.

SURVEYED MAY 23, 1980, BY JOHN F. BREWSTER, REGISTERED PUBLIC SURVEYOR, LICENSE NUMBER 1952.



4674741

2018-66

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019

Megan L. Randle

SUBSTITUTE TRUSTEE

Megan L. Randle, Ebbie Murphy whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Kristie Alvarez, Julian Perrine, Kathleen Adkins, Amy Bowman, Evan Press, Reva Rouchon-Harris, Monica Hirvela, Benjamin Griesinger, Reid Ruple, Catrena Ward, Kim Hinshaw, Stephanie Kohler, Ian Moser whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Wharton

Before me, the undersigned authority, on this day personally appeared Megan L. Randle, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of November, 2018.



Evon Martinez

NOTARY PUBLIC in and for

Wharton COUNTY

My commission expires: 9/20/2021

Print Name of Notary:

Evon Martinez

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Austin County Clerk and caused to be posted at the Austin County courthouse this notice of sale.

Declarants Name: _____

Date: _____

FILED

18 OCT 33 AM 11: 53

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2018-66

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 04, 2018

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 24, 2006 and recorded in Document CLERK'S FILE NO. 061069 real property records of AUSTIN County, Texas, with JEFFREY BILSKI, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JEFFREY BILSKI, securing the payment of the indebtednesses in the original principal amount of \$135,350.00, 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

Megan L. Randle

KRISTIE ALVAREZ, JULIAN PERRINE, KATHLEEN ADKINS, AMY BOWMAN, EVAN PRESS, REVA ROUCHON-HARRIS, MONICA HIRVELA, BENJAMIN GRIESINGER, REID RUPLE, CATRENA WARD, KIM HINSHAW, STEPHANIE KOHLER, IAN MOSER 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

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

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 11/09/18 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

Certificate of Posting

Declarants Name: _____
Date: _____

FILED

18 NOV -9 AM 9: 37

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS



NOS0000007917867

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND CONSISTING OF 1.260 ACRES MORE OR LESS LOCATED IN THE ARTHUR LOTT LEAGUE, A-254, AUSTIN COUNTY, TEXAS. SUBJECT TRACT BEING A PORTION OF THE CALLED 2.000 ACRE TRACT THAT IS DESCRIBED IN A DEED TO RANDAL N. BRO AND DORIS MOSELEY AS RECORDED IN FILE# 057504 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. SUBJECT TRACT CONSISTING OF 1.260 ACRES, OF WHICH 0.071 ACRES ARE WITHIN THE LIMITS OF LOST LANE (30 FT. EASEMENT ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND (BENT) IN THE CENTERLINE OF LOST LANE AND BEING THE SOUTH CORNER OF THE 2.000 ACRE PARENT TRACT AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT. FROM SAID ROD, A 1/2" IRON ROD SET IN THE NORTHEAST RIGHT-OF-WAY OF LOST LANE, BRS. N 61D 22' 40" E, 15.00 FT;

THENCE N 27D 13' 56" W, WITH THE CENTERLINE OF LOST LANE, A DISTANCE OF 205.10 FT. (CALLED BRG. N 27D 03' 27" W) TO A POINT FOR CORNER IN SAID ROAD AND BEING THE SOUTH CORNER OF RESIDUE OF THE 2.000 ACRE PARENT TRACT, FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 58D 00' 06" E, SEVERING THE 2.000 ACRE PARENT TRACT AND PASSING AT 15.05 FT. A 1/2" IRON ROD SET ON THE NORTHEAST RIGHT-OF-WAY OF SAID ROAD, FOR REFERENCE AND CONTINUING, A TOTAL DISTANCE OF 186.35 FT. (NO CALL) TO A 1/2" IRON ROD SET FOR AN ANGLE POINT;

THENCE N 41D 56' 15" E, CONTINUING SEVERING THE PARENT TRACT, A DISTANCE OF 33.44 FT. (NO CALL) TO A 1/2" IRON ROD FOUND AT A FENCE CORNER POST AND BEING THE SOUTH CORNER OF LOT 3 OF HICKORY CREEK SUBDIVISION AS RECORDED IN VOLUME 326, PAGE 24 D.R.A.C.T. AND BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 46D 15' 45" E, WITH THE COMMON LINE WITH HICKORY CREEK SUBDIVISION, A DISTANCE OF 238.35 FT. (CALLED BRG. S 46D 15' 45" E) TO A 1/2" SLICK ROD FOUND (BENT) AT A FENCE CORNER POST AND BEING THE EAST CORNER OF THE PARENT TRACT AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 61D 22' 40" W, WITH A LINE, WHICH IS NOTWITH THE EXISTING FENCE, A DISTANCE OF 294.77 FT. (CALLED S 61D 22' 40" W, 295.93 FT.) TO THE PLACE OF BEGINNING AND CONTAINING 1.260 ACRES, OF WHICH 0.071 ACRES ARE WITHIN LOST LANE A 30' ROAD EASEMENT.

NOTES: BEARINGS SHOWN HEREON ARE BASED UPON THE CALLED BEARING OF S 46D 15' 45" E, USED IN THE DESCRIPTION OF THE 2.000 ACRE TRACT RECORDED IN FILE# 057504 O.R.A.C.T.

REFERENCE IS HEREBY MADE TO PLAT, OF THE SUBJECT TRACT, PREPARED THIS DAY.

EASEMENT TRACTS:

THERE IS ALSO HEREBY GRANTED AND CONVEYED TO GRANTEES, THEIR HEIRS AND ASSIGNS, A NON-EXCLUSIVE PERPETUAL RIGHT-OF-WAY AND EASEMENT FOR THE PURPOSE OF MAINTAINING AND KEEPING IN REPAIR A ROADWAY AND FOR THE USE, LIBERTY, PRIVILEGE AND EASEMENT OF PASSING AND REPASSING IN COMMON WITH GRANTORS, THEIR HEIRS AND ASSIGNS, AND OTHERS OVER AND ACROSS THE FOLLOWING DESCRIBED TRACTS OF LAND THIRTY (30) FEET IN WIDTH AS INGRESS AND EGRESS TO STATE HIGHWAY 36; WHICH SAID EASEMENTS ARE OUT OF THE ARTHUR LOTT SURVEY, A-254, IN AUSTIN COUNTY, TEXAS, AND BEING A PORTION OF THE 80 ACRES OF LAND DESCRIBED IN A DEED FROM LELAND D. BROOKS, ET AL, TO LANDCO, INC., DATED DECEMBER 16, 1971, AND RECORDED IN VOLUME 337, PAGE 316, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, AND WHICH SAID EASEMENTS ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT;

TRACT ONE:

AN EASEMENT 30 FT. WIDE, LYING 15 FT. ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT A POINT IN THE EAST LINE OF HIGHWAY #36, SAID POINT BEING N 13 DEGREES 33' W, 278.97 FT. FROM THE SOUTHWEST CORNER OF THE ORIGINAL 80 ACRE TRACT;

THENCE N 75 DEGREES 29' 38" E, 1110.00 FT. TO AN IRON PIN;

THENCE S 71 DEGREES 59' 41" E, 496.18 FT. TO AN IRON PIN;

THENCE S 45 DEGREES 56' 41" E, 1128.58 FT. TO AN IRON PIN IN THE WEST LINE OF A 10.000 ACRE TRACT, AT A POINT N 25 DEGREES 09' 58" E, 181.52 FT. FROM THE SOUTHWEST CORNER OF SAID 10.000 ACRE TRACT.

TRACT TWO:

AN EASEMENT 30 FT. WIDE AND LYING 15 FT. ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT AN IRON PIN SET IN THE CENTER LINE OF EXISTING ROAD EASEMENT AT A POINT

S 46 DEGREES 15' 45" E, 214.48 FT.;

S 7 DEGREES 51' 10" E, 971.38 FT.;



NOS0000007917867

S 71 DEGREES 59' 41" E, 200.00 FT. FROM THE NORTH CORNER OF THE ORIGINAL 80.000 ACRE TRACT;

THENCE WITH SAID CENTER LINE N 28 DEGREES 16' 29" E, 226.39 FT. TO AN IRON PIN;

THENCE N 27 DEGREES 03' 27" W, 430.00 FT. TO AN IRON PIN WHICH IS AT THE NORTHWEST CORNER OF TRACT 4D AND THE NORTHEAST CORNER OF TRACT 4B AND IN THE S LINE OF TRACT 4C.



NOS00000007917867

Our File Number: 390.101475

Name: JOHNNIE L. COOPER SR AND IMA M COOPER

NOTICE OF TRUSTEE'S SALE

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.

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.

WHEREAS, on December, 10 2004, JOHNNIE L. COOPER SR AND IMA M COOPER, executed a Home Equity Security Instrument conveying to Lisa Aguirre as Trustee, the Real Estate hereinafter described, to Mortgage Electronic Registration Systems, Inc. as nominee for The CIT Group/Consumer Finance, Inc. (a Delaware Corporation), in the payment of a debt therein described, said HOME EQUITY SECURITY INSTRUMENT being recorded under County Clerk Number 048312, , Page 944 in the DEED OF TRUST OR REAL PROPERTY records of AUSTIN COUNTY, TX; and

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said HOME EQUITY SECURITY INSTRUMENT;

WHEREAS, an Order to proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on October 16, 2018 under Cause No. 2018V-0096 in the 155th District Court Court of AUSTIN, TEXAS;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, December 4, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in AUSTIN COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, 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, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

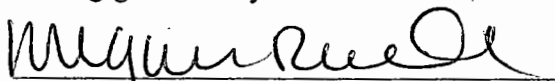
BEING all that certain tract or parcel of land containing 1.000 acre of land more or less in the Lewis Kinchloe 1/4 league, abstract #55 and being a part of a certain .596 acre tract conveyed to Almeda Harris by deed of partition recorded in volume 355, page 418, deed records of Austin County, Texas and being more particularly described as follows: LEGAL DESCRIPTION DESCRIBED BY METES AND BOUNDS AS ATTACHED IN EXHIBIT "A"

Property Address: 4490 HOLLY LANE
BELLVILLE, TX 77418
Mortgage Servicer: Carrington Mortgage Services, LLC
Noteholder: Wilmington Savings Fund Society, FSB, as trustee of Upland Mortgage Loan Trust A
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

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.

WITNESS MY HAND this day, 11 13, 2018.



Megan Randle, Ebbie Murphy, Benjamin Griesinger, Reid Ruple, Catrena Ward, Kim Hinshaw, Stephanie Kohler, Ian Moser, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Doug Woodard, Julian Perrine, Amy Bowman, Evan Press, Renee Thomas, Reva Rouchon-Harris, Monica Hirvela, Kathleen Adkins, or Max Murphy, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
5950 Berkshire Lane, Suite 410 Dallas, TX 75225 469-425-3140

2018-68

EXHIBIT "A"

BEING all that certain tract or parcel of land containing 1.000 acre of land, more or less, in the Lewis Kinchloe V. League, Abstract 33, Austin County, Texas, same being all that certain called 1.00 acre parcel as described by deed recorded in Volume 374, Page 944 of the Deed Records of Austin County, Texas, said 1.000 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1/4 inch iron rod found for corner, same being the common northwest corner of the residue of that certain called 7.596 acre parcel as described by deed recorded in Volume 355, Page 418 of the Deed Records of Austin County, Texas, same being in the northern westerly line of that certain called 118 acre parcel as described by deed recorded in Volume 452, Page 847 of the Deed Records of Austin County, Texas, same being the common northwest corner of that certain 30 Acre Access Easement called 0.494 acre parcel as described by deed recorded in Volume 374, Page 944 of the Deed Records of Austin County, Texas, and same being the POINT OF BEGINNING and southwest corner of the tract herein described;

THENCE, with said common line, North 24 degrees 30 minutes 00 seconds East, a distance of 264.17 feet (called North 24 degree 30 minutes 00 seconds East, 264.30 feet) (Basis of Bearings) to a 1/4 inch iron rod found for corner, same being the common southwest corner of that certain Tract One called 2.00 acre parcel as described by deed recorded in Volume 525, Page 813 of the Official Records of Austin County, Texas, and same being the northwest corner of the tract herein described;

THENCE, with said common line, South 66 degrees 16 minutes 27 seconds East, a distance of 163.27 feet (called South 66 degree 16 minutes 00 seconds East, 164.70 feet) to a 1/4 inch iron rod found for corner, same being the common northeast corner of that certain Tract No. 452109 called 1.00 acre parcel as described by deed recorded in Volume 582, Page 807 of the Official Records of Austin County, Texas, and same being the northeast corner of the tract herein described;

THENCE, with said common line, South 14 degrees 05 minutes 34 seconds West, a distance of 266.48 feet (called South 14 degrees 30 minutes 00 seconds West, 264.30 feet) to a 1/4 inch iron rod found for corner, same being the common southwest corner of said called 1.00 acre parcel (382/807), same being the common northeast corner of that certain Third Tract called 0.419 acre parcel as described by deed recorded in Volume 660, Page 43 of the Official Records of Austin County, Texas, same being the common northeast corner of the residue of said called 7.596 acre parcel, and same being the southeast corner of the tract herein described;

THENCE, with said common line, North 65 degrees 28 minutes 05 seconds West, a distance of 165.13 feet (called North 65 degrees 30 minutes 00 seconds West, 164.70 feet) to the POINT OF BEGINNING of the tract herein described and containing 1.000 acre of land, more or less,

Fidelity National Title
11111 Katy Freeway, Ste. 100
Houston, TX 77079 FILED

04 DEC 28 PM 2:52

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

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

048312

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5. Party(s) who is(are) a mortgagor(s) of the lien sought to be foreclosed but is(are) not maker or assumer of the underlying debt;

6. At the time of filing this Application, the loan agreement was due for the September 1, 2017 payment and as of September 3, 2018 was 12 months in default. As of September 3, 2018, the amount to cure the default was \$5,693.43, and the amount owed to pay off the lien was \$82,973.69;

7. The requisite notices to cure the default and accelerate the maturity of the debt under the security instrument, *Tex. Prop. Code §51.002*, and applicable law have been given to each person, and the opportunity to cure has expired; and

8. Prior to filing this Application, all actions required by applicable law and the lien sought to be foreclosed have been performed.

The mailing address of the property sought to be foreclosed is 4490 HOLLY LANE, BELLVILLE, TX 77418 ("Property") and is more particularly described, to wit:

**LEGAL DESCRIPTION DESCRIBED BY METES AND BOUNDS
AS ATTACHED IN EXHIBIT "A"**

Respondent(s) JOHNNIE L COOPER SR. and IMA M COOPER, DECEASED is/are subject to this Order, and their last known address is: 4490 HOLLY LANE, BELLVILLE, TX 77418..

The security instrument encumbering the Property is recorded in the official real property of Austin, Texas at Page 944, where all or part of the Property is located.

The Court further finds that Respondent(s) has/have not previously filed a response; that a citation has been issued by the clerk of the court and the return of service by rule required by *rule 736(7)(c) of the Texas Rules of Civil Procedure* have been on file with the clerk of the Court for at least ten days, and that Petitioner has proved the elements of *rule 736(1)(3) of the Texas Rules of Civil Procedure*.

THEREFORE, THE COURT GRANTS Petitioner's Application for Order Permitting Foreclosure of Lien Created under *Tex. Const. art. XVI, §50a(6)*.

2018-68

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IT IS FURTHER ORDERED that Petitioner may proceed with a foreclosure sale under the terms of the security instrument, *Texas Property Code §51.002*, and applicable law with respect to the secured property made the subject of this proceeding.

IT IS FURTHER ORDERED that Petitioner shall send Respondent(s) a copy of this signed Order with the notice of foreclosure sale sent to Respondent(s).

IT IS FURTHER ORDERED that if Respondent(s) are represented by counsel, Petitioner shall, by certified mail, send Respondent(s)'s attorney notice of the foreclosure sale date.

IT IS FURTHER ORDERED that Petitioner may communicate with Respondent(s) and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property.

SIGNED on the 16th day of October, 2018.

J. R. Smith
JUDGE PRESIDING

FILED

2018 OCT 16 AM 9:45

CLERK OF DISTRICT COURT
TARRANT COUNTY, TEXAS

EXHIBIT "A"

BEING all that certain tract or parcel of land containing 1,000 acres or less, more or less, in the Lewis Shiloh & Lopez, Abstract 33, Austin County, Texas, same being all that certain called 1,000 acre parcel as described by deed recorded in Volume 376, Page 344 of the Deed Records of Austin County, Texas, said 1,000 acre tract being more particularly described by parties and bounds as follows, to-wit:

BEGINNING at a 1/4 inch iron rod found the corner, same being the common southwest corner of the section of that certain called 7,396 acre parcel as described by deed recorded in Volume 333, Page 613 of the Deed Records of Austin County, Texas, same being in the common westerly line of that certain called 118 acre parcel as described by deed recorded in Volume 452, Page 807 of the Deed Records of Austin County, Texas, same being the common southwest corner of that certain 30 Acre Encumbrance called 0.494 acre parcel as described by deed recorded in Volume 376, Page 344 of the Deed Records of Austin County, Texas, and same being the POINT OF BEGINNING and southeast corner of the tract herein described;

THENCE, with said common line, North 24 degrees 29 minutes 00 seconds East, a distance of 244.17 feet (called North 24 degrees 30 minutes 00 seconds East, 244.30 feet) (Bands of Bands) to a 1/4 inch iron rod found for corner, same being the common southwest corner of that certain Texas Gas called 2.00 acre parcel as described by deed recorded in Volume 635, Page 613 of the Official Records of Austin County, Texas, and same being the southwest corner of the tract herein described;

THENCE, with said common line, South 66 degrees 16 minutes 27 seconds East, a distance of 162.27 feet (called South 66 degrees 30 minutes 00 seconds East, 164.70 feet) to a 1/4 inch iron rod found for corner, same being the common northeast corner of that certain Texas No. 322183 called 2.00 acre parcel as described by deed recorded in Volume 382, Page 807 of the Official Records of Austin County, Texas, and same being the northeast corner of the tract herein described;

THENCE, with said common line, South 24 degrees 08 minutes 54 seconds West, a distance of 266.48 feet (called South 24 degrees 30 minutes 00 seconds West, 264.30 feet) to a 1/4 inch iron rod found for corner, same being the common southwest corner of said called 1.00 acre parcel (382/107), same being the common northeast corner of that certain Third Tract called 0.819 acre parcel as described by deed recorded in Volume 640, Page 43 of the Official Records of Austin County, Texas, same being the common northeast corner of the section of said called 7,396 acre parcel, and same being the southeast corner of the tract herein described;

THENCE, with said common line, North 65 degrees 28 minutes 05 seconds West, a distance of 163.13 feet (called North 65 degrees 30 minutes 00 seconds West, 164.70 feet) to the POINT OF BEGINNING of the tract herein described and containing 1,000 acres or less, more or less.

Fidelity National Title
1111 Katy Freeway, Ste. 100
Houston, TX 77077 FILED

04 DEC 28 PH 2:52

Carrie Dregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF AUSTIN

I certify that the foregoing was filed in the clerk and the amount by me and was duly recorded in the Official Public Records of Austin County, Texas.



Carrie Dregor
County Clerk
Austin County, Texas

048312

I, Sue Murphy District Clerk of Austin County, Texas, do hereby certify that the foregoing is a true and correct copy of the original record consisting of page(s) on file in my office. Witness my official hand and seal of office this _____ day of _____ 2018.

SUE MURPHY, DISTRICT CLERK

By: _____ Deputy

I, Sue Murphy, District Clerk of Austin County, Texas, do hereby certify that the foregoing is a true, correct and full copy of the original record consisting of 1 page(s) on file in my office.

Witness my official hand and seal of office this 25 day of OCT 20 18

SUE MURPHY, DISTRICT CLERK

By: [Signature] Deputy

Instrument # 185031
10/25/2018 10:26 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

By: [Signature]

FILED

18 NOV 13 AM 10:49

[Signature]
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2018-68

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of December, 2018, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, inside the foyer of the Austin County Courthouse, where the Commissioners Court has designated such sales to take place. The courthouse is located at 1 East Main Street, Bellville, Texas 77418.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

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

Said Property is described as follows:

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

Witness my hand this the 13 day of November, 2018.

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

By: 
Megan C. Randall Substitute Trustee

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

2018-69

EXHIBIT "A"

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

FILED

18 NOV 13 AM 10:49

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2018-69