

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: 08/06/2019

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: 753 Bob White Ln., Wallis, TX 77485

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 03/29/2007 and recorded 04/11/2007 in Document 072015, Re-filed 12/28/2018 in Document 185927, real property records of Austin County, Texas, with **Jason L. Eder and Jessica M. Eder, husband and wife**, grantor(s) and **WORLDWIDE MORTGAGE COMPANY**, as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, MEGAN RANDLE OR EBBIE MURPHY**, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Jason L. Eder and Jessica M. Eder, husband and wife**, securing the payment of the indebtedness in the original principal amount of **\$98,385.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

FILED

2019 JUN -5 PM 1:04

Carrie Gregor

19-018

COUNTY CLERK
AUSTIN COUNTY, TEXAS



Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT 14, DOVE ESTATES, AUSTIN COUNTY, TEXAS, ACCORDING TO THE PLAT OF DOVE ESTATES RECORDED IN VOLUME 1, PAGE 21, PLAT RECORDS OF AUSTIN COUNTY, TEXAS.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

Phone: 877-744-2506

FILED

2019 JUN -5 PM 1:04

Carrie Dregor

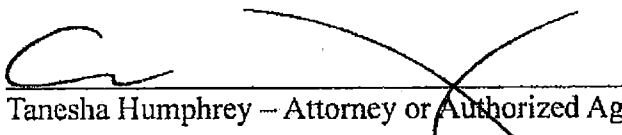
COUNTY CLERK
AUSTIN COUNTY, TEXAS

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: June 3, 2019



Tanesha Humphrey – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd. NE; Bldg. 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298



AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, MEGAN RANDLE OR EBBIE MURPHY
- Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

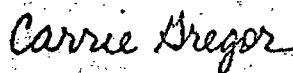
POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Austin County Clerk and caused it to be posted at the location directed by the Austin County Commissioners Court.

FILED

2019 JUN -5 PM 1:04



**COUNTY CLERK
AUSTIN COUNTY, TEXAS**

19-018
Page 3 of 3

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: 08/06/2019

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 August 15, 2018 and recorded in the real property records of Austin County, TX and is recorded under Clerk's Instrument No. 183924 with ALBERT BIDALES (grantor(s)) and MERS AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ALBERT BIDALES, securing the payment of the indebtedness in the original amount of \$244,489.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PrimeLending, A PlainsCapital Company is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 5, IN QUAIL MEADOWS SUBDIVISION, TO THE CITY OF SEALY, AUSTIN COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT OF SAID SUBDIVISION, RECORDED IN VOLUME 1, PAGES 107-108, OF THE PLAT RECORDS OF AUSTIN COUNTY, TEXAS.

FILED
2019 JUN -7 PM 4:23
Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS



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. Cenlar FSB, as Mortgage Servicer, is representing the current Mortgagee whose address is:

PrimeLending, A PlainsCapital Company
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Megan L. Randle, Ebbie Murphy whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Megan Randle, Ebbie Murphy whose address is 1 Mauchly, Irvine, CA 92618, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

6/4/2019

Executed on

James E. Albertelli, P.A.
Coury JACOBS
Megan Clontz
Timothy Wells
2201 W. Royal Ln. Suite 155
Irving, TX 75038

6/07/2019

Executed on

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Megan L. Randle, Ebbie Murphy
1320 Greenway Drive, Suite 300
Irving, TX 75038 OR Amy Bowman, Reid Ruple,
Kathleen Adkins, Evan Press, Stephanie Kohler, Cary
Corenblum, Luci Fuller, Mariel Marroquin, Kristopher
Holub, Catrena Ward, Julian Perrine, Megan Randle,
Ebbie Murphy whose address is 1 Mauchly, Irvine, CA
92618

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

2019 JUN -7 PM 4: 23

COUNTY CLERK
AUSTIN COUNTY, TEXAS

19-019

REGIONS MORTGAGE (UPN)
POLK, MICHAEL J
403 N SPRAIN, BELLVILLE, TX 77418

CONVENTIONAL
Firm File Number: 19-033756

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 11, 2002, MICHAEL J POLK AND TRINA T POLK, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to BILL R MCLAUGHLIN & EMMETT JAMES HOUSE, as Trustee, the Real Estate hereinafter described, to UNION PLANTERS BANK, NATIONAL ASSOCIATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of AUSTIN COUNTY, TX and is recorded under Clerk's File/Instrument Number 024121, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

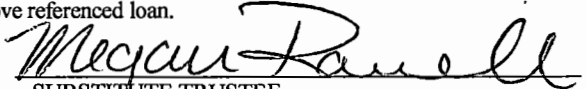
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 6, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Austin 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Austin, State of Texas:

SEE EXHIBIT A

Property Address: 403 N SPRAIN
BELLVILLE, TX 77418
Mortgage Servicer: REGIONS MORTGAGE
Mortgagee: REGIONS BANK DBA REGIONS MORTGAGE SUCCESSOR BY MERGER TO UNION
PLANTERS BANK, N.A.
7130 GOODLETT FARMS PARKWAY
A4W
CORDOVA, TENNESSEE 38016

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 property securing the above referenced loan.



SUBSTITUTE TRUSTEE

Megan Randle, Ebbie Murphy, Doug Woodard, Kristie Alvarez, Julian Perrine, Kathleen Adkins, Amy Bowman, Evan Press, Renee Thomas, Reva Rouchon-Harris, Monica Hirvela, Rebecca Bolton Benjamin Griesinger, Reid Ruple, Kim Hinshaw, Ian Moser, Amy Jurasek, Joshua Sanders
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

19-022



**ALEXANDER SURVEYING
LAND SURVEYORS**

OWNER: VIRGIL R. & PAULA JO PRICE

BUYER: MICHAEL JAMES POLK

0.397 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 0.397 Acres located in the John Nichols League, A-73, "City of Bellville", Austin County, Texas. Subject tract being that same tract described in a Deed to Virgil R. Price, and wife, Paula Jo Price as recorded in Volume 651, Page 348 of the Official Records of Austin County, Texas. Said tract consisting of 0.397 Acres and being more particularly described as follows:

BEGINNING at a 3/4" iron pipe found in the Southeast Right-of-way of North Sprain Street and being the North corner of the 0.283 Acre tract described in a Deed to Virgil R. Price, et ux as recorded in File# 983654 O.R.A.C.T. and being the Southwest corner of the herein described tract;

THENCE N 22d 30' 00" E, with the Southeast Right-of-way of North Sprain Street, a distance of 157.02 ft. (Called N 22d 30' E, 157.09 ft.) to a 3/8" iron rod found for the Southwest corner of the called 0.19 Acre tract described in a Deed to Mark Jeffrey Arning as recorded in Volume 693, Page 738 O.R.A.C.T. and being the Northwest corner of the herein described tract;

THENCE S 65d 54' 49" E, with the common line with said 0.19 Acre tract, a distance of 100.92 ft. (Called S 66d 02' E, 100.76 ft.) to a 1/2" iron rod found at a fence corner post and being the Southeast corner of the Arning Tract, the same being the Northwest corner of the Kent Brown, et ux Tract recorded in Volume 509, Page 45 O.R.A.C.T. and being the Northeast corner of the herein described tract;

THENCE S 15d 33' 40" W, with the common line with the Brown Tract and generally with an existing fence line, a distance of 158.24 ft. (Called S 15d 45' W, 158.74 ft.) to a 1/2" iron rod found at a fence corner post and being the Southeast corner of the herein described tract;

THENCE N 66d 08' 12" W, with the common line with the 0.283 Acre tract, a distance of 120.03 ft. (Called N 66d 08' W, 119.44 ft.) to the PLACE OF BEGINNING and containing 0.397 Acres.

NOTES: Bearings shown hereon are based upon the Called Bearing of N 22d 30' E, used in the description of the 0.397 Acre tract recorded in Volume 651, Page 348 O.R.A.C.T.

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

March 30, 2000
W.O.P. #129

Glen S. Alexander
Registered Professional Land Surveyor, #411

Page 1 of 1



105 E. Luhn P.O. Box 386 Bellville, Texas 77418 979/865-9145 Fax 979/865-5988

EXHIBIT A

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

FILED

02 JUL 17 PM 4:14

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

024121

18

FILED

2019 JUL 15 AM 9:42

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

19-022