

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/22/2004

Grantor(s)/Mortgagor(s):
WILLIAM HOLLOWAY AND GLINDA
HOLLOWAY, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Original Beneficiary/Mortgagee:
WELLS FARGO BANK, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 044143

Property County:
AUSTIN

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LOT 11 IN DOVE ESTATES, IN AUSTIN COUNTY, TEXAS, ACCORDING TO THE
PLAT RECORDED IN VOLUME 1, PAGE 21, PLAT RECORDS OF AUSTIN COUNTY, TEXAS.

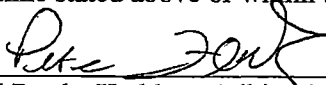
Date of Sale: 10/1/2019

Earliest Time Sale Will Begin: 1:00:00 PM

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 member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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



Reid Ruple, Kathleen Adkins, Evan Press, Mariel
Marroquin, Amy Bowman, Cary Corenblum, Joshua
Sanders, Kristopher Holub, Julian Perrine, Megan
Randle, Ebbie Murphy, Megan Randle, Ebbie
Murphy or Pete Florez
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

FILED

2019 JUL 30 PM 3:44

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

MH File Number: TX-19-73561-POS
Loan Type: FHA

2019-024

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: 10/01/2019

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 11/30/2010 and recorded in the real property records of Austin County, TX and is recorded under Clerk's File/Instrument Number, 104665 with Rachel D. Huffman (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Network Funding, LP mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Rachel D. Huffman, securing the payment of the indebtedness in the original amount of \$127,191.00, 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. LOT 9, BLOCK II, THE MEADOWS, A SUBDIVISION IN THE BENJAMIN BABBIT LEAGUE, ABSTRACT 13, IN THE CITY OF BELLVILLE, AUSTIN COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 390, PAGE 673 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS.



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2019-32

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. Wells Fargo Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

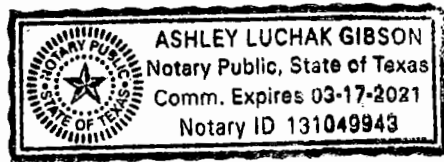
Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Megan L. Randle
SUBSTITUTE TRUSTEE
Megan L. Randle, Ebbie Murphy
1320 Greenway Drive, Suite 300 Irving, TX 75038
OR Reid Ruple, Kathleen Adkins, Evan Press,
Mariel Marroquin, Amy Bowman, Cary Corenblum,
Joshua Sanders, Kristopher Holub, Julian Perrine,
Megan Randle, Ebbie Murphy whose address is 1
Mauchly, Irvine, CA 92618

STATE OF TX
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 22 day of August, 2019.



Ashley Luchak Gibson
NOTARY PUBLIC in and for
Wharton COUNTY
My commission expires: 03-17-2021
Print Name of Notary: Ashley Gibson

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: _____

2019-32

FILED
2019 AUG 22 PM 4: 39
Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

STATE OF TEXAS §
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COUNTY OF AUSTIN §

NOTICE OF (SUBSTITUTE) TRUSTEE'S FORECLOSURE SALE

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 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 service to the sender of this notice immediately.

Purchase Money Deed of Trust ("Deed of Trust")

Dated: February 18, 2003
Grantor(s): Gregory Hadac and wife Alice Hadac
Trustee: Original Trustee David Cryan., Assigned to S. John Odom May 6, 2003, (See "Assignment" below)
Beneficiary/Vendor: Ranch Country Manufactured Homes. Assigned to S. John Odom May 6,2003, (See "Assignment" below)
Recorded in: August 18, 2003 Instrument Number 035220 of the Real Property Records of Austin County, Texas
Secures: Note (the "Note") in the original principal amount of \$35,000.00 executed by Grantor(s) and payable to the order of Beneficiary/Vendor.
Property: The real and personal property and improvements described in the attached Exhibit A
Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to S. John Odom by an instrument dated May 6, 2003, who was deceased June 6, 2016, acting in his name is wife, Carolyn Odom, as Independent Executrix with Letters Testamentary dated August 10, 2016.
Substitute Trustee: Ronald R. Randall, attorney-at-law
P.O. Box 682403
Houston, Texas 77268

Foreclosure Sale:

Date: Tuesday, October 1, 2019

A CERTIFIED COPY
Attest: AUG 21 2019
CARRIE GREGOR, County Clerk
Austin County, Texas
By *Patty Norman Leger*
Patty Norman Leger

2019-30

Foreclosure Sale (Continued):

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 1:00pm- 4:00pm local time.

Place: FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT OF AUSTIN COUNTY PURSUANT TO §51.002 OF THE TEXAS PROPERTY CODE AS AMENDED

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. The sale will be to the highest bidder for cash except that Carolyn Odom's bid, as representative of the Estate of S. John Odom, may be by credit against the indebtedness secured by the lien of the Deed of Trust.

THE PROPERTY WILL BE SOLD "AS IS, WHERE IS" IN ITS PRESENT PHYSICAL CONDITION, WITH ALL FAULTS AND DEFECTS, LATENT OR PATENT, KNOWN OR UNKNOWN. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, ORAL OR WRITTEN, AS TO TITLE, POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, MARKETABILITY, USABILITY, HABITABILITY, FITNESS OR SUITABILITY FOR ANY PARTICULAR PURPOSE, OR ENVIRONMENTAL CONDITION OF THE PROPERTY OR AS TO ANY OTHER MATTER RELATING TO THE PROPERTY, IMPLIED WARRANTIES AND ORAL STATEMENTS ARE EXPRESSLY DISCLAIMED AND EXCLUDED. THE SUBSTITUTE TRUSTEE SPECIFICALLY DISCLAIMS THE VERBAL OR WRITTEN STATEMENTS OR INFORMATION INCLUDING REPRESENTATIONS AND WARRANTIES THAT MAY HAVE BEEN MADE OR PROVIDED BY AGENTS, BROKERS, INVESTORS, OR OTHER THIRD PARTIES..

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, Carolyn Odom, the owner and holder of the Note as Independent Executrix of the Estate of S. John Odom, has requested Substitute Trustee to sell the Property.

The Deed of Trust encumbers both real and personal property. Formal notice is hereby given of the Estate of S. John Odom's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

A CERTIFIED COPY
 Attest: **AUG 21 2019**
CARRIE GREGOR, County Clerk
 Austin County, Texas
 By: *[Signature]*
Patty Norman Leger

2019-30

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

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.

THIS DOCUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED ABOVE TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE AUTHORIZED AGENT OF THE ESTATE OF S. JOHN ODOM TRUSTEE.

Pursuant to Section 51.0075 of the Texas Property Code, the 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 the Substitute Trustee.

Notice is given that before the Foreclosure Sale Carolyn Odom as representative of the Estate of S. John Odom may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

By: Carolyn Odom
Carolyn Odom, Executrix of the Estate of S. John Odom, Trustee

STATE OF TEXAS S
 S
COUNTY OF HARRIS S

This instrument was subscribed and sworn to (or affirmed) before me on this 20th day of August, 2019, by Carolyn Odom, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

[Signature]
Signature of Notary Public, State of Texas
Printed Name: Joseph A Carlsen
My Commission Expires: 12/10/2019

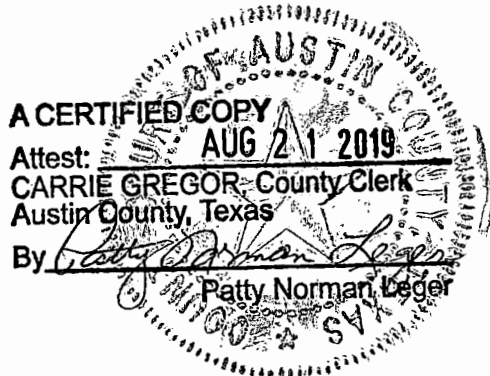
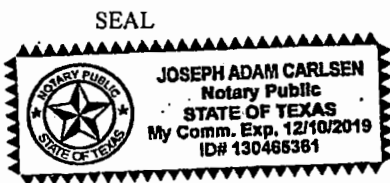


Exhibit A:

Property Description:

Lot Sixteen (16) Lakeside Estates, Section 2, a Subdivision of 37.008 acres out of a 522.0307 acre tract located in the H&TC Railroad Survey, A-207, Austin County, Texas, according to the plat filed for record in the office of the County Clerk of Austin County, Texas, in Volume 1 Page 200 of the Plat Records to include by not limited to one 1995 Fleetwood manufactured home serial no TXFLS12A23395 attached to said property.

PROPERTY ADDRESS: 7105 Grace Lane
Sealy, Texas 77474

Instrument # 193721
8/21/2019 1:07 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.

Carrie Gregor, County Clerk
Austin County, Texas

By: *Patty Norman Leger*

FILED
2019 AUG 21 PM 1:18
Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

A CERTIFIED COPY
AUG 21 2019
Attest:
CARRIE GREGOR, County Clerk
Austin County, Texas
By: *Patty Norman Leger*
Patty Norman Leger

2019-30