

109 LOST LANE
BELLVILLE, TX 77418

0000008461006

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: September 03, 2019

Time: The sale will begin at 1:00 PM 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

19-021



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BELLVILLE, TX 77418

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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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, MARIEL MARROQUIN, AMY BOWMAN, CARY CORENBLUM, JOSHUA SANDERS, KRISTOPHER HOLUB, JULIAN PERRINE, EBBIE MURPHY MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Megan L. Randle

Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

19-021

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AUSTIN



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;

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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.;

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.

FILED

2019 JUN 27 PM 4:41

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

19-021

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

AUSTIN County

Deed of Trust Dated: June 12, 2018

Amount: \$157,102.00

Grantor(s): BARBARA J BANG and JOHN T BANG

Original Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Current Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Mortgagee Address: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, 5898 COPLEY DR. 4TH FLOOR, SAN DIEGO, CA 92111

Recording Information: Document No. 182441

Legal Description: 0.206 ACRES OF LAND SITUATED IN THE JOHN NICHOLS SURVEY, ABSTRACT NO. 73, CITY OF BELLVILLE, AUSTIN COUNTY, TEXAS, AND BEING THAT SAME LAND DESCRIBED AS 0.2065 ACRES IN DEED DATED MARCH 27, 2008 FROM DAVID PUSTEJOVSKY, ET AL., TO PREMO N. CARMINATI, RECORDED IN FILE NO. 081829, OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. SEE LEGAL DESCRIPTION ATTACHED

Date of Sale: September 3, 2019 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

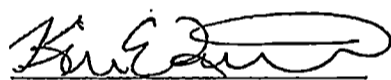
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the AUSTIN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

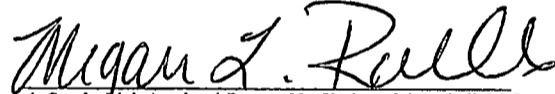
EBBIE MURPHY OR KRISTIE ALVAREZ, KATHLEEN ADKINS, AMY BOWMAN, EVAN PRESS, REID RUPLE, JOSHUA SANDERS, GARY CORENBLUM, MARIEL MARROQUIN, KRISTOPHER HOLUB, JULIAN PERRINE OR MEGAN RANDLE have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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.

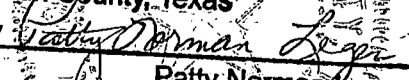
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.


KIM ELLEN LEWINSKI, ATTORNEY AT LAW
KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-003496


c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

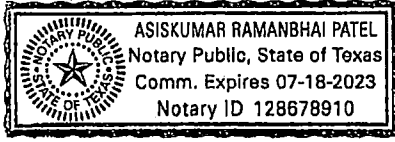
A CERTIFIED COPY
Attest: JUL 25 2019
CARRIE GREGOR, County Clerk
Austin County, Texas
By: 
Patty Norman Leger

19-023

STATE OF TEXAS

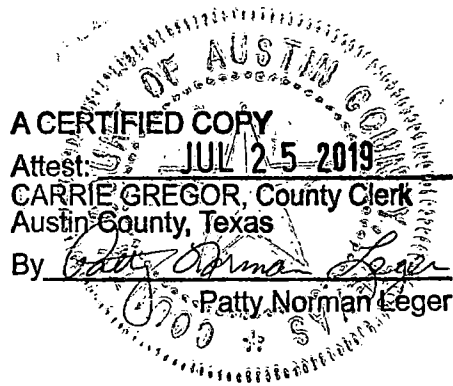
COUNTY OF AUSTIN *FOLTBEND*

Before me, the undersigned authority, on this 25th day of JULY 2019, personally appeared MEGAN RANDOLPH, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-003496



STATE OF TEXAS
COUNTY OF AUSTIN

Land Description
0.206 Acres

BEING a tract or parcel containing 0.206 acres of land situated in the John Nichols Survey, Abstract No. 73, City of Bayville, Austin County, Texas, and being that same land described as 0.2065 acres in Deed dated March 27, 2008, from David Pustejovsky, et al, to Premo N. Caminad, recorded in File No. 081828, Austin County Official Records. Said 0.206 acre tract being described more particularly by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the original Northwest corner of the Caminad tract and the Northwest corner of the herein described 0.206 acre tract, located on the Southwest right of way line of West Fisher Street, said iron rod also being the Northeast corner of the Lea Parsky 11,212 sq. ft. lot as described in File No. 015845, Official Records;

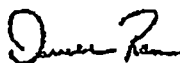
THENCE along the Northeast line of the original tract and the Southwest line of West Fisher Street, S 85° 28' 30" E (Basis of Bearings - Record Deed Call) a distance of 69.80 feet to a 1/2" iron rod found for the Northeast corner of the original tract and the herein described tract, also being the Northwest corner of a 0.2068 acre tract conveyed to Rosa DeBloux by deed recorded in File No. 122247, Official Records and from said 1/2" iron rod a 5/8" iron rod found on the Southwest line of Fisher Street bears S 65° 28' 30" E a distance of 1.02 feet;

THENCE leaving said street, along the Northwest line of the DeBloux tract, S 21° 01' 30" W a distance of 100.00 feet to a point near a picket fence corner post for the Southwest corner of the DeBloux tract and being the Southeast corner of the herein described tract, from which a 1 1/2" pipe found for reference bears S 85° 08' 09" E a distance of 1.31 feet, said point also being located on the Northeast line of the T.D. Falk remainder tract as described in Volume 427, Page 178, Deed Records;

THENCE along a Northeast line of the Falk remainder tract, N 85° 08' 09" W a distance of 80.11 feet to a 1/2" pipe found on the Southeast line of the Parsky lot for a Northerly exterior corner of the Falk tract and being the Southwest corner of the herein described tract;

THENCE along the Southeast line of the Parsky tract, common with the Northwest line of the original Caminad tract, N 21° 10' 59" E a distance of 89.45 feet to the POINT OF BEGINNING, containing 0.206 acres of land.

Notes:
(1) Survey plat to accompany this description.


Daniel D. Rau
Registered Professional Land Surveyor
Registration No. 4173

Date: November 6, 2012



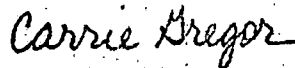
Instrument # 193267
7/25/2019 4:43 PM


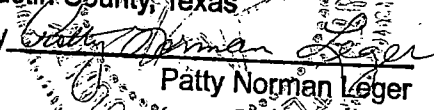
STATE OF TEXAS COUNTY OF AUSTIN
I certify that this instrument was filed on the date and time stamped by me and was recorded in the Official Public Records of Austin County, Texas.

Carrie Gregor, County Clerk
Austin County, Texas

By: 



FILED
2019 JUL 25 PM 4:47

COUNTY CLERK
AUSTIN COUNTY, TEXAS

A CERTIFIED COPY
Attest:  JUL 25 2019
CARRIE GREGOR, County Clerk
Austin County, Texas
By:  Patty Norman Leger

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: September 03, 2019

Time: The sale will begin at 1:00 PM 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 01, 2008 and recorded in Document CLERK'S FILE NO. 080674; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 183379 real property records of AUSTIN County, Texas, with ERIC D JOHNSON AND TERESA L JOHNSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ERIC D JOHNSON AND TERESA L JOHNSON, securing the payment of the indebtednesses in the original principal amount of \$184,406.00, 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, NATIONAL ASSOCIATION 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

FILED

2019 Aug-1 PM 2:24

Carrie Gregor


COUNTY CLERK
AUSTIN COUNTY, TEXAS

LAP



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.

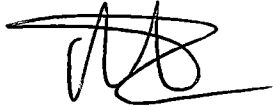
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, MARIEL MARROQUIN, AMY BOWMAN, CARY CORENBLUM, JOSHUA SANDERS, KRISTOPHER HOLUB, JULIAN PERRINE, EBBIE MURPHY MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

 Megan L. Randle

Shawnika Harris

Certificate of Posting

My name is Megan L. Randle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 08/01/19 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: Megan L. Randle

Date: 08/01/19

EXHIBIT "A"

FIELD NOTES OF A SURVEY OF A 2.285 ACRE TRACT. BEING ALL OF THAT TRACT LYING AND SITUATED IN THE JOHN NICHOLS LEAGUE ABSTRACT NO. 73, AUSTIN COUNTY, TEXAS OUT OF THE SANDER ESTATES SUBDIVISION, AS FILED FOR RECORD IN VOLUME 1, PAGE 35-36, OF THE PLAT RECORDS OF AUSTIN COUNTY, TEXAS. SAID 2.285 ACRE TRACT BEING A PART OF THAT ORIGINAL LOT 34 IN THE SANDER ESTATE SUBDIVISION AND BEING A PART IF THAT SAME PROPERTY DESCRIBED IN A DEED DATED JANUARY 14, 1981, FROM SANDER ESTATES, INC., TO ELIZABETH CLOUD SHINE, RECORDED IN VOLUME 437, PAGE 542, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 2.285 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE CENTERLINE OF CAMILLA CIRCLE FOR THE WEST CORNER OF THE SAID 2.285 ACRE TRACT, SAID CORNER BEING ALSO THE NORTHWEST CORNER OF LOT 35 CONVEYED TO JOHN W. MOUNTS, ET UX, FILE NUMBER 025039, AUSTIN COUNTY OFFICIAL RECORDS, A 1/2 INCH IRON ROD FOUND BEARS S 63 DEG 21' 18" E-30.0 FEET FROM SAID WEST CORNER;

THENCE N 26 DEG 55' 59" E A DISTANCE OF 121.80 FEET (CALLED N 23 DEG 38' 45" E- 121.83) WITH THE CENTERLINE OF CAMILLA CIRCLE, THE NORTHWEST LINE OF THE SAID 2.285 ACRE TRACT TO A POINT IN THE CENTERLINE OF CAMILLA CIRCLE FOR THE NORTHWEST CORNER OF THE SAID 2.285 ACRE TRACT, SAID CORNER BEING ALSO THE SOUTHWEST CORNER OF A 2.713 ACRE TRACT (WHICH IS ALSO A PART OF ORIGINAL LOT 34) CONVEYED TO CHARLES L. IRION, ET UX, FILE NUMBER 970437, AUSTIN COUNTY OFFICIAL RECORDS, A 1/2 INCH IRON ROD FOUND (CALLED FOR IN FILE NUMBER 970437) BEARS N 84 DEG 17' 05" E-35.64 FEET FROM SAID NORTHWEST CORNER;

THENCE N 84 DEG 17' 05" E A DISTANCE OF 311.75 FEET (CALLED N 83 DEG 57' 42" E-311.90') WITH THE NORTH LINE OF THE SAID 2.285 ACRE TRACT, THE SOUTH LINE OF THE SAID 2.713 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND (CALLED FOR IN FILE NUMBER 97437) FOR CORNER;

THENCE S 58 DEG 02' 39" E A DISTANCE OF 136.35 FEET (CALLED S 58 DEG 17' 28" E-136.34') WITH THE NORTH LINE OF THE SAID 2.285 ACRE TRACT, THE SOUTH LINE OF THE SAID 2.713 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND (CALLED FOR IN FILE NUMBER 970437) FOR THE NORTHEAST CORNER OF THE SAID 2.285 ACRE TRACT, SAID CORNER BEING ALSO IN THE ORIGINAL SOUTHEAST LINE OF LOT 34, AND BEING ALSO IN THE NORTHWEST LINE OF LOT 33, CONVEYED TO DONALD B KLOBER, ET UX, FILE NUMBER 95745, VOLUME 723, PAGE 105, AUSTIN COUNTY OFFICIAL RECORDS;

THENCE S 16 DEG 08' 43" W A DISTANCE OF 280.84 FEET (CALLED S 15 DEG 47' 50" W - 282.49') WITH THE SOUTHEAST LINE OF THE SAID 2.285 ACRE TRACT, THE NORTHWEST LINE OF THE SAID LOT 33 TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID 2.285 ACRE TRACT, SAID CORNER BEING ALSO THE NORTHEAST CORNER OF LOT 35;

THENCE N 63 DEG 21' 18" W A DISTANCE OF 450.89 FEET (CALLED N 63 DEG 21' 18" W- 451.35') GENERALLY WITH THE PRESENT FENCE LINE, THE SOUTHWEST LINE OF THE SAID 2.285 ACRE TRACT, THE NORTHEAST LINE OF LOT 35 TO THE PLACE OF BEGINNING, CONTAINING ACRE OF LAND, MORE OR LESS, AS SURVEYED BY LEONARD W. FRANK, COUNTY SURVEYOR OF COLORADO COUNTY, TEXAS AND REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTRATION NO 1669.

STATE OF TEXAS §
 §
COUNTY OF AUSTIN §

NOTICE OF (SUBSTITUTE) TRUSTEE'S FORECLOSURE SALE

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

FILED

2019 AUG -7 PM 3: 18

Carrie Gregor

COUNTY CLERK
AUSTIN-COUNTY, TEXAS

2019-026

Foreclosure Sale:

Date: Tuesday, September 3, 2019

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 **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 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

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.

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.

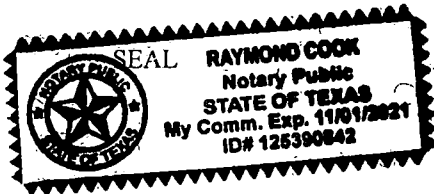
Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

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 29 day of July, 2019, by Carolyn Odom, proved to me on the basis of satisfactory evidence to be the person who appeared before me.



Raymond Cook
Signature of Notary Public, State of Texas
Printed Name: Raymond Cook
My Commission Expires: 11/01/2021

CERTIFICATE OF POSTING

My name is _____, whose address is #1 East Main Street, Belleville, Texas 77418. I declare under penalty of perjury that on _____, 2019, I filed this Notice of (Substitute) Trustees 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.

Signature: _____

Printed Name: _____

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

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 3rd day of September, 2019, 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 12 day of August, 2019.

Address of Substitute Trustee:

Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

By: Megan Landle
Substitute Trustee

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

FILED

2019 AUG 12 AM 10:10

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2019-08-27

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.

Notice of Substitute Trustee's Sale

Date: August 9, 2019

Trustee: Ramon A. Vitulli III

Substitute Trustee: John Mayer, 7700 San Felipe, Suite 550, Houston, Texas 77063
Jim D. Hamilton, 7700 San Felipe, Suite 550, Houston, Texas 77063
James V Lombardi, 7700 San Felipe, Suite 550, Houston, Texas 77063
Xochytl D. Greer, 7700 San Felipe, Suite 550, Houston, Texas 77063

Lender: Allegiance Bank

Note(s): Promissory Note in the original principal amount of \$425,000.00, dated November 1, 2016, executed by CAZADORES MEXICAN RESTURANT & CANTINA INC #5, payable to Allegiance Bank and any other debt owed by CAZADORES MEXICAN RESTURANT & CANTINA INC #5 or Grantor to Allegiance Bank.

Deed of Trust:

Date: November 1, 2016

Grantor: Maribel Rojas Perez

Lender: Allegiance Bank

Recording Information: File No.: **164846** of the Real Property Records of **Austin** County, Texas.

Property: See Exhibit "A", attached hereto and made a part hereof for all purposes and particularly, including all personal property secured by the security agreement included in the Deed of Trust.

County: **Austin** County

Date of Sale (first Tuesday of month): September 3, 2019

Time of Sale: 1:00 p.m.

Place of Sale At the area designated by the Commissioner's Court of **Austin** County, Texas (as such designation is recorded in the Real Property records of **Austin** County, Texas).

Lender has appointed a Substitute Trustee under the Deeds of Trust. Lender has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, on the date and time specified to satisfy the debt secured by the Deeds of Trust. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

2019-28



Jim D. Hamilton, Substitute Trustee
7700 San Felipe, Suite 550, Houston, Texas 77063
Name and address of sender of this Notice

THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was ACKNOWLEDGED AND SUBSCRIBED TO BEFORE ME, on the 9th day of August, 2019 by Jim D. Hamilton, Trustee.



Notary Public, State of Texas



2019-28

FIELD NOTES

Catherine Tomlinson

Tract # 4

All that certain tract or parcel of land being situated in Austin County, Texas, in the H & T C R R Section 201 abstract # 224 and being a part of a certain 151.21 acre tract conveyed to Catherine Tomlinson from Clintie Mae Habermacher in a last Will and Testament recorded in Volume 30 page 129 of the Probate Minutes of Austin County, Texas, and being more particularly described as follows:

Beginning at an iron pin set in the Southeast line of said Section 201 S 45° 13' W 885.12 feet from a Stone marking the East corner thereof.

Thence S 45° 13' W 295.04 feet with said Section line to an iron pin.

Thence N 44° 55' W 1,476.4 feet to an iron pin in the Northwest line of said 151.21 acre tract.

Thence N 45° 13' E 295.04 feet with said Northwest line to an iron pin.

Thence S 44° 55' E 1,476.4 feet to the place of beginning containing 10.00 acres of land.

Surveyed this 19th day of April, 1976

C. W. Wendt
C. W. Wendt
Registered Public Surveyor
License Number 1705

EXHIBIT:A

Instrument # 164846
11/9/2016 10:07 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

FILED

2019 AUG 13 AM 11:34

2019-28

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

By: *Patty Arman Leger*

Notice of Substitute Trustee's Sale

Date: August 9, 2019

Trustee: Ramon A. Vitulli III

Substitute Trustee: John Mayer, 7700 San Felipe, Suite 550, Houston, Texas 77063
Jim D. Hamilton, 7700 San Felipe, Suite 550, Houston, Texas 77063
James V Lombardi, 7700 San Felipe, Suite 550, Houston, Texas 77063
Xochytl D. Greer, 7700 San Felipe, Suite 550, Houston, Texas 77063

Lender: Allegiance Bank

Note(s): Promissory Notes in the original principal amounts of \$450,000.00 and \$25,000.00, dated June 1, 2017, executed by Maribel Rojas Perez, payable to Allegiance Bank and any other debt owed by Maribel Rojas Perez to Allegiance Bank or any other debt secured by the Property.

Deed of Trust:

Date: June 1, 2017

Grantor: Maribel Rojas Perez

Lender: Allegiance Bank

Recording Information: File No.: 172837 of the Real Property Records of Austin County, Texas.

Property: See Exhibit "A", attached hereto and made a part hereof for all purposes and particularly, including all personal property secured by the security agreement included in the Deed of Trust.

County: Austin County

Date of Sale (first Tuesday of month): September 3, 2019

Time of Sale: 1:00 p.m.

Place of Sale At the area designated by the Commissioner's Court of Austin County, Texas (as such designation is recorded in the Real Property records of Austin County, Texas).

Lender has appointed a Substitute Trustee under the Deeds of Trust. Lender has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, on the date and time specified to satisfy the debt secured by the Deeds of Trust. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

2019-29

~~Jim D. Hamilton, Substitute Trustee~~
7700 San Felipe, Suite 550, Houston, Texas 77063
Name and address of sender of this Notice

THE STATE OF TEXAS

COUNTY OF HARRIS

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This instrument was ACKNOWLEDGED AND SUBSCRIBED TO BEFORE ME, on the 9th day of August, 2019 by Jim D. Hamilton, Trustee.




Notary Public, State of Texas

2019-29

4. Legal description of land:
BEING A 3.480 ACRE TRACT OF LAND SITUATED IN THE ISAAC GIFFORD SURVEY, ABSTRACT 179, AUSTIN COUNTY, TEXAS, AND BEING ALL OF A CALLED .50 ACRE TRACT 1, AND ALL OF A CALLED 3.00 ACRE TRACT 2 AS DESCRIBED AND RECORDED IN CLERK'S FILE NO. 997092, OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAID 3.480 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod set and capped "Explorer Group" for the northwest corner of the herein described tract, being also the southwest corner of a 0.049 acre tract recorded in File No. 074714, Official Records of Austin County, Texas, and lying in the East boundary line of State Highway 36 (based on a 100 feet wide right-of-way);

THENCE N 87°45'30" E with the southwest boundary line of the said 0.049 acre tract, passing at 8.79 feet the southwest corner of a called 7.5968 acre tract recorded in File No. 110637, a total distance of 357.45 feet (called N 87°32' E, 357.00 feet) to a 5/8 inch iron rod set and capped "Explorer Group" for the northeast corner of the herein described tract, being also the northwest corner of a called 11.564 acre tract recorded in File No. 051815, Official Records of Austin County, Texas, and lying in the South line of the above mentioned 7.5968 acre tract;

THENCE S 08°36'25" E with the West line of the above mentioned 11.564 acre tract a distance of 398.07 feet (called N 09°30' E, 398.70 feet) to a 3/4 inch iron pipe found for the southeast corner of the herein described tract, being also an interior ell corner of the 11.564 acre tract;

THENCE S 84°45'50" W with the North boundary line of the said 11.564 acre tract a distance of 386.21 feet (called S 84°40' W, 390.90 feet) to a 5/8 inch iron rod set and capped "Explorer Group" for the southwest corner of the herein described tract, being also the northeast corner of the said 11.564 acre tract, and lying in the East boundary line of State Highway 36;

THENCE with the East boundary line of the State Highway 36, along a curve to the right, having a radius of 11409.19 feet and a chord bearing and distance of N 04°25'54" E 416.09 feet, a distance of 416.12 feet to the PLACE OF BEGINNING and containing 3.480 acres of land.

EXHIBIT:A

FILED
2019 AUG 13 AM 11:34
Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

Instrument # 172837
6/7/2017 11:17 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.

By: *Patty Norman Ayer*

2019-29