

NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- LOT 5, SETTLER'S MEADOW, A SUBDIVISION OF 121.789 ACRES OF LAND, MORE OR LESS OUT OF THE M.M. KENNEY SURVEY NO. 178, ABSTRACT 371, AUSTIN COUNTY, TEXAS, ACCORDING TO PLAT AND MAP FILED FOR RECORD IN THE OFFICE OF THE AUSTIN COUNTY CLERK IN/UNDER VOLUME 1, PAGE 331 OF THE PLAT RECORDS OF AUSTIN COUNTY, AND AMENDED PLAT FILED IN/UNDER VOLUME 1, PAGES 343-344 OF THE PLAT RECORDS AND IN/UNDER FILE NO. 04-0779 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY.
- Security Instrument:** Deed of Trust dated May 6, 2016 and recorded on May 18, 2016 as Instrument Number 162125 in the real property records of AUSTIN County, Texas, which contains a power of sale.
- Sale Information:** April 06, 2021, at 1:00 PM, or not later than three hours thereafter, at the Austin County Courthouse in the foyer, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by GINA C. PEREZ AND JOSE PEREZ secures the repayment of a Note dated May 6, 2016 in the amount of \$200,305.00. U.S. BANK NATIONAL ASSOCIATION, whose address is c/o U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301, is the current mortgagee of the Deed of Trust and Note and U.S. Bank National Association is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.



4729710

2021-0003

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.

FW Miller

Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, TX 75024

Megan Randle

Substitute Trustee(s): Reid Ruple, Kathleen Adkins,
Evan Press, Cary Corenblum, Kristopher Holub,
Joshua Sanders, Renee Speight, Julian Perrine, Amy
Oian, Catrena Ward, Matthew Hansen, Maryna
Danielian, Dana Dennen, Megan Randle, Ebbie
Murphy, Megan L. Randle
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, TX 75024

Certificate of Posting

I, Megan Randle, declare under penalty of perjury that on the 12th day of February, 2021, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of AUSTIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED

2021 FEB 12 AM 11:09

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2021-0003

SELECT PORTFOLIO SERVICING, INC. (SPS)
RUFF, STEPHEN AND VICHILLE ESTELL-RUFF
224 LEE LANE, BELLVILLE, TX 77418

CONVENTIONAL
Firm File Number: 16-024079

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 14, 2002, STEPHEN L. RUFF AND VICHILLE L. ESTELL-RUFF, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to VIRGINIA CATRON, as Trustee, the Real Estate hereinafter described, to FIELDSTONE MORTGAGE COMPANY 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 026873, 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, April 6, 2021** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00PM 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:

BEING 0.35 ACRES OF LAND, A PART OF THE JAMES CUMMINS HACIENDA SURVEY, ABSTRACT 31 OF AUSTIN COUNTY, TEXAS, ALSO BEING A PART OF THE CITY OF BELLVILLE, AND BEING THAT SAME TRACT AS CONVEYED TO COLIN C. CHRYSTAL, ET UX AS RECORDED IN VOLUME 647, PAGE 249 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1" IRON ROD FOUND IN THE NORTH LINE OF LEE LANE AND ACCEPTED FOR THE SOUTH CORNER HEREOF;

THENCE WITH THE NORTHEAST LINE OF LEE LANE NORTH 62 DEG. 40 MIN. 00 SEC. WEST 96.66 FEET TO A 5/8" IRON ROD FOUND AND ACCEPTED FOR THE SOUTH CORNER OF A HERBERT LARBERG TRACT (VOLUME 447, PAGE 23) AND FOR THE WEST CORNER HEREOF;

THENCE WITH THE SOUTHEAST LINE OF THE LARBERG TRACT AND THE SOUTHEAST LINE OF A JOE LYNN TRACT (VOLUME 371, PAGE 775) NORTH 27 DEG. 20 MIN. 00 SEC. EAST 142.55 FEET TO A 3/4" IRON ROD FOUND AND ACCEPTED FOR THE WEST CORNER OF A CIZEL RICHTER TRACT (VOLUME 121, PAGE 615) AND FOR THE NORTH CORNER HEREOF;

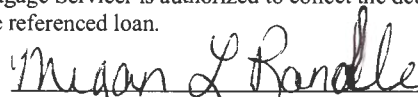
THENCE WITH THE SOUTHWEST LINE OF THE RICHTER TRACT SOUTH 63 DEG. 39 MIN. 00 SEC. EAST 114.21 FEET TO A 2" PIPE FOUND IN THE NORTHWEST LINE OF LEE LANE AND ACCEPTED FOR THE SOUTH CORNER OF THE RICHTER TRACT AND THE EAST CORNER HEREOF;

THENCE WITH THE NORTHWEST LINE OF LEE LANE SOUTH 34 DEG. 15 MIN. 00 SEC. WEST 145.57 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.35 ACRES OF LAND.

REFERENCE IS HEREBY MADE TO A SURVEY PLAT, ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 224 LEE LANE
BELLVILLE, TX 77418
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE CIM TRUST 2016-1, MORTGAGE-BACKED NOTES, SERIES 2016-1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

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 L. Randle or Ebbie Murphy

2021-0004

c/o Law Office of Gerald M. Shapiro, 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.

FILED

2021 FEB 25 AM 11:06

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2021-0004