

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, March 2, 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. CRYSTAL, ET UX AS RECORDED IN VOLUME 647, PAGE 249 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

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.

Megan L. Randle

SUBSTITUTE TRUSTEE
Megan L. Randle or Ebbie Murphy
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.

2020-0022

STATE OF TEXAS)
)
COUNTY OF AUSTIN)

Land Description

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;

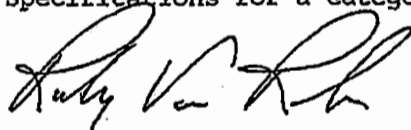
THENCE with the Southeast line of the Larberg tract and the Southeast line of a Joe Lynn tract (volume 371, page 775) North 27 deg. 20 min. 00 sec. East 142.55 feet to a 3/4" iron rod found and accepted for the West corner of a Cizel Richter tract (volume 121, page 615) and for the North corner hereof;

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.

I hereby certify that this land description represents the facts as found during an on the ground survey made under my direct supervision on December 26, 2000 and that it substantially conforms to the current Standards and Specifications for a Category 1A, Condition II Survey.



Rocky Von Roesler
Registered Professional Land Surveyor
Number 4702



EXHIBIT A

FILED

2020 DEC 14 AM 10:41

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2020-0022