

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: 10/04/2022

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: Austin County, Texas at the following location: **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: 7211 Mikes Street, 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 09/27/2006 and recorded 10/02/2006 in Document 065812, real property records of Austin County, Texas, with **EVELYN MARTHA ORSAK, A SINGLE WOMAN** grantor(s) and **HEMLOCK FINANCIAL NETWORK INC** 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 **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **EVELYN MARTHA ORSAK, A SINGLE WOMAN**, securing the payment of the indebtedness in the original principal amount of **\$138,900.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS18** is the current mortgagee of the note and deed of trust or contract lien.

FILED
2022 AUG 11 AM 11:05
Carrie Dregor
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:

LEGAL DESCRIPTION OF THE LAND: LOTS TEN (10) AND ELEVEN (11), IN WESTGATE ESTATES, A SUBDIVISION OF 22.102 ACRES OF LAND IN THE JACOB STEVENS LEAGUE IN AUSTIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, 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

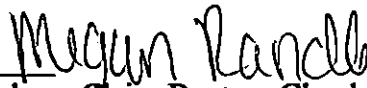
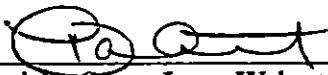
Phone: 877-744-2506

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: August 5, 2022



Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
2300 Lakeview Parkway, Suite 756
Alpharetta, GA 30009
Telephone: 855-427-2204
Fax: 866-960-8298

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 Megan Randall whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 08/11/22 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.

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: July 5, 2017

Grantors: Alfonso Gonzales Soto and spouse, Lorena Caballero

Trustee: Ervin B. Flencher, Jr.

Lender: Citizens State Bank

Recorded in: Instrument #173541, Official Public Records of Austin County, Texas.

Legal Description:

TRACT 1: That certain tract or parcel of land called Tract 1 in Deed dated October 6, 2000 executed by Frances Louise Sampson to The Frances Louise Sampson Trust, recorded under Clerk's File No. 006496, Official Records of Austin County, Texas, containing 0.264 acres, more or less, located in the John W. Kenney Survey, A-244, Austin County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

TRACT 2: That certain tract or parcel of land called Tract "B" containing 4.138 acres, more or less, located in the J. W. Kenney Survey, A-244, Austin County, Texas, and being more particularly described by metes and bounds on Exhibit "B" attached hereto and made a part hereof LESS AND EXCEPT that certain tract or parcel of land described in Deed dated May 14, 2010 executed by Floy S. Wilkin and husband, Jack Wilkin to Jane G. Bennett, recorded under Clerk's File No. 101844, Official Records of Austin County, Texas, and being more particularly described by metes and bounds on Exhibit "B-1" attached hereto and made a part hereof.

Being part of the same property described in Deed dated September 13, 1965, executed by Herbert Winkelman and wife, Cordie L. Winkelman to D.T. Sampson, Jr., and wife, Frances L. Sampson, recorded in Volume 284, Page 335, Deed Records of Austin County, Texas.

Being part of the same property described in Deed dated October 15, 1970, executed by Theodore F. Pfeffer and wife, Anita R. Pfeffer, Edwin A. Pfeffer and wife, Hilda Pfeffer and Leona Pfeffer to D.T. Sampson, Jr., and wife, Frances L. Sampson, recorded in Volume 322, Page 452, Deed Records of Austin County, Texas.

Secures: Adjustable-Rate Note ("Note") in the original principal amount of \$79,420.00, executed by Alfonso Gonzales Soto ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, October 4, 2022

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

FILED
2022 SEP -9 PM 1:12

Carrie Gregor

**COUNTY CLERK
AUSTIN COUNTY TEXAS**

2022-0022

Place: Austin County Courthouse
1 East Main
Bellville, Texas 77418

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Citizens State Bank's bid 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, Citizens State Bank, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Citizens State Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Citizens State Bank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Citizens State Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, 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 Trustee.

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.



Ervin B. Flencher, Jr.
155 8th Street
Somerville, Texas 77879

2022-0022

Tract 1



ALEXANDER SURVEYING
LAND SURVEYORS

FRANCIS L. SHAWSON

TRACT 1

0.264 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 0.264 Acres located in the John W. Kanney Survey, A-244, Austin County, Texas. Subject tract being a portion of the called 3.371 Acre tract that is described in a Deed to D. E. Sappora, Jr., and wife, Frances L. Sappora as recorded in Volume 322, Page 452 of the Deed Records of Austin County, Texas. Said tract being more particularly a portion of Lots 2, 3, 4 and 5 of Block 5 of the Town of Kanney as recorded in Volume "T", Page 319 D.R.A.C.T. and said tract consisting of 0.264 Acres and being more particularly described as follows:

BOUNDING at a 1/2" iron rod found in the Southeast line of Loop 497 and being the East corner of various tracts belonging to Erud U. Mantey, et ux as recorded in Volume 375, Page 487 D.R.A.C.T. and being the North corner of the called 3.371 Acre parent tract and the North corner of the herein described tract;

TRACED E 58d 41' 53" E, with the Southwest Right-of-way of Loop 497, a distance of 99.79 Ft. (Called S 57d 44' E, 99.17 ft.) to a 1/2" iron rod found at a fence corner post and being the North corner of various tracts belonging to Walter Stephen Pawlowski as recorded in Volume 583, Page 45 of the Official Records of Austin County, Texas and being the East corner of the herein described tract;

TRACED S 30d 44' 18" W, with the common line with the Pawlowski Tract and generally with an existing fence line, a distance of 138.15 ft. (Called S 31d 39' W) to a 1/2" iron rod set for the Southeastly or South corner of the herein described tract;

TRACED N 55d 29' 51" W, severing the parent tract, a distance of 98.83 ft. (No Call) to a 1/2" iron rod found for the South corner of the Mantey Tract and being an "L" corner in the parent tract, for the West corner of the herein described tract;

TRACED E 30d 39' 25" E, with the common line with the Mantey Tract, a distance of 125.09 ft. (Called N 31d 50' E, 123.28 ft.) to the POINT OF BEGINNING and containing 0.264 Acres.

September 6, 2000
H.S. 4233

Page 1 of 2

105 E. 14th P.O. Box 386 448-46, Linn 77418 979/865-9145 fax 979/865-5998

EXHIBIT A

RECORDER'S MEMORANDUM

At the time of recordation this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

2022-002A



**ALEXANDER SURVEYING
LAND SURVEYORS**

FRANCIS L. SANDRON

TRACT 1

0.264 ACRES (continued)

NOTES: Bearings shown herein are based upon the description of the 1.371 Acre tract recorded in Volume 122, Page 452 D.R.S.C.T.

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

September 8, 2000
W.O.# 4231

G. S. Alexander
Registered Professional Land Surveyor, #419



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RECORDER'S MEMORANDUM

At the time of recording this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

20220 0022

Tract 2



ALEXANDER SURVEYING
LAND SURVEYORS

FRANCES LOUISE SAMPSON TRUST

TRACT "B"

4.138 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 4.138 Acres located in the John W. Kenney Survey, A-244, Austin County, Texas, "Town of Kenney", Volume "Y", Page 319 of the Deed Records of Austin County, Texas. Subject tract being a portion of the 8.276 Acre tract that is described in a Deed to the Frances Louise Sampson Trust recorded in File# 006496 of the Official Records of Austin County, Texas. Said tract consisting of 4.138 Acres and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the West Right-of-way of Travis Road (Public Road) and being on the common line with the called 17.943 Acre adjoining tract belonging to Russell Neil Howell as recorded in File# 981060 O.R.A.C.T. and being an angle point in the Southeast line of the 8.276 Acre parent tract, for the Southeast corner of the herein described tract;

THENCE N 42d 36' 47" W, departing the right-of-way of Travis Road and with the common line with the called 17.943 Acre adjoining tract and generally with an existing fence line, a distance of 25.01 ft. (Called N 42d 36' 47" W, 28.01 ft.) to a 1/2" iron rod found at a fence corner post and being an angle point in the 17.943 Acre adjoining tract and being the East corner of a 4.138 Acre tract that has been designated as Tract "A" and having been surveyed and described this day and being an angle point in the herein described tract;

THENCE N 44d 03' 56" W, with the common line with Tract "A", a distance of 265.05 ft. (No Call) to a 1/2" iron rod set for an angle point in Tract "A" and in the herein described tract;

THENCE N 11d 02' 35" W, continuing with the common line with Tract "A", a distance of 633.05 ft. (No Call) to a fence corner post found for an angle point in the Northwest line of the 8.276 Acre parent tract and being the Northeast corner of Tract "A", for the Northwest corner of the herein described tract;

November 30, 2001
W.O.# 4492

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EXHIBIT B

2022-0022



**ALEXANDER SURVEYING
LAND SURVEYORS**

FRANCIS LOUISE SIMPSON TRUST

TRACT "B"

4.138 ACRES (continued)

TRANCE N 32d 13' 25" E, generally with an existing fence line, a distance of 113.50 ft. (Called N 32d 13' 25" E, 113.50 ft.) to a fence corner post found for an angle point in various tracts belonging to Fred U. Mantey, et ux as recorded in Volume 375, Page 487 D.R.A.C.F. and being an angle point in the herein described tract;

TRANCE S 57d 47' 35" E, with the common line with those various tracts mentioned above and generally with an existing fence line, a distance of 83.46 ft. (Called S 57d 47' 35" E, 83.46 ft.) to a 1/2" iron rod found at a fence corner post and being in the approximate centerline of an abandoned alley and being the Southwest or West corner of the 0.264 Acre tract that is described in the above mentioned Deed to the Francis Louise Simpson Trust and designated as Tract 1 and being an angle point in the herein described tract;

TRANCE S 55d 29' 51" E, with the common line with the 0.264 Acre adjoining tract, a distance of 90.53 ft. (Called S 55d 49' 51" E, 90.53 ft.) to a 1/2" iron rod found for the South corner of the 0.264 Acre adjoining tract and being an angle point in the herein described tract;

TRANCE S 30d 44' 18" W, with the original East line of the 8.276 Acre parent tract, a distance of 8.85 ft. (Called S 30d 44' 18" W, 8.85 ft.) to a 1/2" iron rod found for an angle point;

TRANCE S 07d 02' 18" W, continuing with the Easterly line of the parent tract, a distance of 5.95 ft. (Called S 07d 02' 18" W, 5.95 ft.) to a 1/2" iron rod found for an angle point;

TRANCE S 58d 09' 19" E, with a line, which is South or Southwest of the existing alley by approximately 18 - 20 ft., a distance of 103.36 ft. (Called S 58d 09' 19" E, 103.36 ft.) to a 1/2" iron rod found at a chain link fence corner post and being the occupied Northwest corner of various tracts belonging to the August Tieman Estate as recorded in Volume 572, Page 184 D.R.A.C.F. and being an angle point in the parent tract and in the herein described tract;

TRANCE S 30d 54' 41" W, with the occupied line between the herein described tract and the Tieman Tract, the same being the approximate line between Lot 12 and Lot 13 of the Town of Kenney, a distance of 135.16 ft. (Called S 30d 54' 41" W, 135.16 ft.) to a 3/8" iron rod found at a chain line fence

November 30, 2001
W.O. # 4492

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2022-0022



**ALEXANDER SURVEYING
LAND SURVEYORS**

FRANCES LOUISE HAMPSON TRUST

TRACT "B"

4.138 ACRES (continued)

corner post and being on the approximate centerline of an unnamed road shown on the plat of the Town of Kenney and being an angle point in the herein described tract;

THENCE S 56d 03' 59" E, with the approximate centerline of said unnamed road and passing at 60.51 ft. a 1/2" iron rod found at the intersection of the centerline of said unnamed road and the West right-of-way of Thompson Street and continuing, a total distance of 95.56 ft. (Called S 56d 03' 59" E, 95.56 ft.) to a 1/2" iron rod found North of an existing shed and being at the centerline intersection of the centerline of said unnamed road and the centerline of Thompson Street and being an angle point in the herein described tract;

THENCE S 30d 45' 12" W, with the approximate centerline of Thompson Street and continuing, a distance of 160.30 ft. (Called S 30d 45' 12" W, 160.30 ft.) to a 1/2" iron rod found at the intersection of Thompson Street and the projection of the centerline of a 20 ft. alley and being an angle point in the herein described tract;

THENCE S 59d 36' 44" E, with the projection of said alley, a distance of 156.11 ft. (Called S 59d 36' 44" E, 156.11 ft.) to a 1/2" iron rod found for an angle point in the herein described tract;

THENCE S 31d 16' 11" W, passing at 10.00 ft. a 1/2" iron rod found at a fence corner post for the Northwest corner of Lot 16, the same being the Northeast corner of Lot 17 of the Town of Kenney and continuing with an existing fence line, a total distance of 123.59 ft. (Called S 31d 16' 11" W, 123.59 ft.) to a 1/2" iron rod found for the Southwest corner of Lot 16, the same being the Southeast corner of Lot 17 and being an angle point in the herein described tract;

THENCE S 58d 33' 30" E, with the South line of Lot 16, 15, 14, 13, 12 and 11 of Block 7 of the Town of Kenney and passing at 180.32 ft. a 1/2" iron rod found (bent) and continuing, a total distance of 196.40 ft. (Called S 58d 33' 30" E, 196.40 ft.) to a 1/2" iron rod found in the Northwest right-of-way of Travis Road and being an angle point in the East line of

November 30, 2001
W.O.# 4492

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2022-0022



**ALEXANDER SURVEYING
LAND SURVEYORS**

FRANCES LOUISE SAMPSON TRUST

TRACT "B"

4.138 ACRES (continued)

the herein described tract:

TRACER S 37d 15' 33" W, with the West right-of-way of Travis Road (Public Road), a distance of 214.20 ft. [Called S 37d 15' 33" W, 214.20 ft.] to the PLACE OF BEGINNING and containing 4.138 Acres.

NOTES: Bearings shown hereon are based upon the survey and description of the 8.276 Acre tract recorded in File# 006496 O.R.A. C.7.

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

November 30, 2001
W.O.# 4492

Glen S. Alexander
Registered Professional Land Surveyor, #4194



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2022-2021

LESS AND EXCEPT



ALEXANDER SURVEYING
LAND SURVEYORS

OWNER: FLOYD S. WILSON

BUYER: DAVID C. BARNETT

3.855 ACRES

ALL THAT CERTAIN OR KNOWN OF LAND consisting of 3.855 Acres located in the John W. Kenney Survey, A-244, Martin County, Texas. Subject tract being a portion of the 8.276 Acre tract described in a Deed Franconia Louise Sesspeck Trust recorded in File# 006496 of the Official Records of Austin County, Texas. Said tract also being a portion of the "Tract of Kenney" recorded in Volume "X", Page 319 of the Deed Records of Austin County, Texas. Said tract consisting of 3.855 Acres and being more particularly described as follows:

BEGINNING at a point at a fence corner post (found iron rod destroyed) in the West Right-of-way of Travis Road (Public Road) and being on the common line with the called 17.843 Acre tract described in a Deed to Russell Wm. Howell recorded in File# 981050 O.R.A.C.T. and being an angle point in the Southeast line of the 8.276 Acre tract mentioned above and being the extreme South corner of the herein described tract;

THENCE N 32d 26' 47" E, departing the Right-of-way of Travis Road and with the common line with the Howell tract and generally with an existing fence, a distance of 28.01 ft. (called N 32d 36' 47" E, 28.01 ft.) to a 1/2" iron rod found at a fence corner post and being an angle point in the Howell tract and the Southeast corner of the 4.138 Acre tract belonging to Davis Dean Elfrey recorded in File# 450781 O.R.A.C.T. and being an angle point in the Southwest line of the herein described tract;

THENCE N 64d 03' 56" E, with the common line with the 4.138 Acre adjoining tract, a distance of 285.93 ft. (No Call) to a 1/2" iron rod set at a large fence post and being an angle point in the 4.138 Acre tract and the herein described tract;

THENCE N 11d 02' 35" E, continuing with the common line with the 4.138 Acre tract, a distance of 613.05 ft. (No Call) to a point at a fence corner post at the North corner of the 4.138 Acre tract and being an angle point in the West line of the herein described tract;

THENCE N 32d 13' 35" E, generally with an existing fence, a distance of 113.50 ft. (called N 32d 13' 25" E, 113.50 ft.)

April 12, 2010
W.O.# 10-4232

Page 1 of 4

105 E. Linn St. P.O. Box 386 Baytown, TX 77418 979/865-9145 Fax 979/865-9988
Email alexandersurveying@texasglobe.net

EXHIBIT B-1

RECORDER'S MEMORANDUM

At the time of recordation this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

2022-0022



ALEXANDER SURVEYING
LAND SURVEYORS

OWNER: FLOY S. WILLIAMS

BUYER: JANE D. HANDETT

3.925 ACRES (continued)

to a point at a fence corner post for an angle point in various tracts belonging to Fred D. Hanley, et ux recorded in Volume 375, Page 487 O.R.S.C.T. and being an angle point in the herein described tract:

TRANCE S 57d 47' 35" E, continuing with the common line with the Hanley tract and generally with an existing fence, a distance of 21.46 ft. (Called S 57d 47' 35" E, 21.46 ft.) to a point at a fence corner post found in concrete at the Southwest corner of the 0.254 Acre tract that is described in the above mentioned Deed to the Frances Louise Sampson Trust and being the Northwest corner of the 0.202 Acre tract which is a portion of the 0.276 Acre parent tract that has been surveyed and described this day, for an angle point in the herein described tract:

TRANCE S 20d 10' 28" N, with the common line with the 0.202 Acre tract, a distance of 29.04 ft. (No Call) to a 1/2" iron rod set for the Southwest corner of the 0.202 Acre tract and being an angle point in the herein described tract:

TRANCE S 29d 49' 55" E, with the common line with the 0.202 Acre tract, a distance of 21.75 ft. (No Call) to a 1/2" iron rod set for the Southeast corner of the 0.202 Acre tract and being an angle point in the herein described tract:

TRANCE N 30d 44' 17" E, continuing with the common line with the 0.202 Acre tract, a distance of 77.89 ft. (No Call) to a 1/2" iron rod found for an angle point in the 0.276 Acre parent tract and being an angle point in the East line of the 0.202 Acre tract and in the herein described tract:

TRANCE S 58d 09' 19" E, with a line, which is South or Southwest of an existing Alley by approximately 18 - 20 ft., a distance of 403.36 ft. (Called S 58d 09' 19" E, 403.36 ft.) to a 1/2" iron rod found at a chainlink fence corner post and being the occupied Southwest corner of various tracts belonging to James H. Weisser, et ux recorded in File# 070021 O.R.S.C.T. and being an angle point in the herein described tract:

TRANCE S 30d 54' 41" W, with the common line with the Weisser tract and generally with an existing fence, a distance of 135.15 ft. (Called S 30d 54' 41" W, 135.15 ft.) to a 3/8"

April 12, 2010
W.O.# 10-6232

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105 E. Main St. P.O. Box 386 Baytown, TX 77418 979/8659145 Fax 979/865-5984
Email: alexandersurveying@tampabay.com

RECORDER'S MEMORANDUM

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2022-0022



ALEXANDER SURVEYING
LAND SURVEYORS

OWNER: FLOYD B. WELCH

OWNER: DONN E. HANCOCK

3.955 ACRES (continued)

Iron rod found at a chainlink fence corner post and being on the approximate centerline of an Unnamed Road shown on the plat of the "Town of Keamey" and being an angle point to the herein described tract;

BEARING S 54d 03' 59" E, with the approximate centerline of said Unnamed Road and passing at 50.51 ft. a 1/2" iron rod found at the intersection of the centerline of said Unnamed Road and the called West Right-of-way of Thompson Street (Called 70' R.O.W.) and continuing, a total distance of 100.57 ft. (Called S 54d 03' 59" E, 100.57 ft.) to a point in the approximate centerline of Thompson Street and being an angle point in the herein described tract;

BEARING S 30d 45' 12" E, with the approximate centerline of Thompson Street, a distance of 133.99 ft. (Called S 30d 45' 12" E, 133.99 ft.) to a 1/2" iron rod found at the intersection of Thompson Street and the projection of the centerline of a 20 ft. Alley and being an angle point in the 3.276 Acre parent tract and in the herein described tract;

BEARING S 59d 35' 44" E, with the centerline of said Alley, a distance of 151.11 ft. (Called S 59d 35' 44" E, 151.11 ft.) to a 1/2" iron rod found for an angle point;

BEARING S 31d 16' 11" E, passing at 10.0 ft. a 1/2" iron rod found at a fence corner post for the Northwest corner of Lot 16 of Block 7 of the "Town of Keamey" belonging to Venus E. Williamson recorded in Plat 031761 D.R.L.C.T. and continuing generally with an existing fence, a total distance of 123.59 ft. (Called S 31d 16' 11" E, 123.59 ft.) to a 1/2" iron rod found for the Southwest corner of Lot 16, the same being the Southeast corner of Lot 17 and being an angle point in the herein described tract;

BEARING S 59d 33' 29" E, with the South line of Lot 16, 35, 14, 13, 12 and 11 of Block 7, the same being those tracts belonging to Venus E. Williamson as mentioned above and generally with an existing fence, a distance of 186.46 ft. (Called S 59d 33' 29" E, 186.46 ft.) to a 1/2" iron rod found in the Northwest Right-of-way of Travis Road and being an angle point in the 3.276 Acre parent tract and in the herein described tract;

BEARING S 37d 15' 33" E, with the Northwest Right-of-way of Travis Road, a distance of 214.20 ft. (Called S 37d 15' 33" E, 214.20 ft.) to the PLACE OF BEGINNING and containing 3.955 Acres.

April 22, 2010
W.O.# 10-K832

Page 3 of 4

105 E. Lohr St. P.O. Box 386 Belton, TX 77718 979/865-9145 Fax 979/865-5988
Email: alexandersurveying@stargate.net

RECORDER'S MEMORANDUM

At the time of recordation this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.



ALEXANDER SURVEYING
LAND SURVEYORS

OWNER: JAMES E. HILGREN

BUYER: JAMES C. HUBBETT

3.855 ACRES (continued)

NOTES: Bearings shown hereon are based upon the S-776 Acra tract recorded in File# 006496 O.R.A.C.T.

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

This tract of land shown and/or described hereon could be subject to the Subdivision Maps and Regulations of Austin County, Texas.

April 12, 2010
W.O.# 10-8232

Glen S. Alexander

Glen S. Alexander
Registered Professional Land Surveyor, #1194



Page 4 of 4

RECORDER'S MEMORANDUM

At the time of recordation this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, BELLA TERRA CUSTOM HOMES, LLC delivered that one certain Deed of Trust dated MARCH 12, 2021, which is recorded in INSTRUMENT NO.: 211618 of the real property records of AUSTIN County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$322,410.00 payable to the order of GROUND FLOOR REAL ESTATE 1, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, GROUND FLOOR REAL ESTATE 1, LLC, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, OCTOBER 4, 2022, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 4, BLOCK 1, BRAZOS COUNTRY, SECTION THREE, CITY OF BRAZOS COUNTRY, AUSTIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 39, PLAT RECORDS OF AUSTIN COUNTY, TEXAS.
BEING THE SAME PROPERTY DESCRIBED IN DEED DATED DECEMBER 9, 2020, EXECUTED BY MICHAEL THOMAS ANDREWS, II TO BELLA TERRA CUSTOM HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED UNDER CLERK'S FILE NO.: 205966, OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of AUSTIN County, Texas, for such sales (OR AT FOYER OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of GROUND FLOOR FINANCE, INC., the Mortgagee or Mortgage Servicer, is 600 PEACHTREE ST NE, STE 810, ATLANTA, GA 30308. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: SEPTEMBER 12, 2022.



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: October 04, 2022

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 June 11, 2003 and recorded in Document CLERK'S FILE NO. 033856 real property records of AUSTIN County, Texas, with RANDY SIPTAK AND DONALD G SIPTAK AND MILDRED SIPTAK, grantor(s) and CENTEX HOME EQUITY COMPANY, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RANDY SIPTAK AND DONALD G SIPTAK AND MILDRED SIPTAK, securing the payment of the indebtednesses in the original principal amount of \$49,875.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. GITSIT SOLUTIONS, LLC 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. SN SERVICING CORPORATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SN SERVICING CORPORATION
51 VERONICA AVENUE
SOMERSET, NJ 08873

FILED

2022 SEP 12 PM 1:43

Carrie Dregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS



NTSS0000008339368

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.

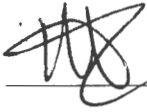
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line 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.

Is *sb* Megan L. Randle

Israel Saucedo

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 09/12/22 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: 09/12/22

EXHIBIT "A"

TRACT 1:

ALL THAT TRACT OR PARCEL OF LAND CONSISTING OF 0.8365 ACRES LOCATED N THE GEORGE GRIMES SURVEY, A-44, AUSTIN COUNTY, TEXAS. SUBJECT TRACT BEING A PORTION OF THE CALLED 1.500 ACRE TRACT THAT IS DESCRIBED IN A DEED TO SADIE A. SIPTAK AS RECORDED IN VOLUME 415, PAGE 285 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 1.0 ACRE TRACT THAT IS DESCRIBED IN A DEED TO SADIE SIPTAK. AS RECORDED IN VOLUME 234, PAGE 136 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. SAID TRACT CONSISTING OF 0.8365 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND AT A FENCE CORNER POST IN THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 159 (100 FT. R.O.W.) AND BEING THE SOUTHEAST CORNER OF THE RESIDUE OF THE CALLED 45.75 ACRE TRACT DESCRIBED IN A DEED TO JERRY JANOSKY AS RECORDED IN VOLUME 174, PAGE 53 D.R.A.C.T. AND BEING THE SOUTHWEST CORNER OF THE CALLED 1.500 ACRE TRACT MENTIONED ABOVE AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 44 DEGREES 51' E. WITH THE COMMON LINE WITH THE JANOSKY TRACT AND GENERALLY WITH A BARBWIRE FENCE, A DISTANCE OF 411.48 FEET (CALLED N. 43 DEGREES 00' E, 412,80 FEET) TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE 1.108 ACRE TRACT DESCRIBED IN A DEED TO MELVIN FLENTGE AS SURVEYED ON DECEMBER 11, 1995 AND BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 11 DEGREES 53' 35" W, WITH THE WEST LINE OF THE 0.8365 ACRE TRACT DESIGNATED AS TRACT 2 AND SURVEYED AND DESCRIBED THIS DAY, A DISTANCE OF 259.46 FEET TO A 1/2" IRON ROD SET FOR AN ANGLE POINT;

THENCE S 03 DEGREES 11' 52" W, CONTINUING WITH THE COMMON LINE WITH TRACT 2 A DISTANCE OF 71.45 FEET TO A 1/2" IRON ROD SET IN THE NORTH LINE OF STATE HIGHWAY 159 AND BEING ON A CURVE IN SAID ROAD RIGHT-OF-WAY AND BEING THE SOUTHWEST CORNER OF TRACT 2, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 159 AND WITH SAID CURVE TO THE RIGHT, WHICH HAS A CENTRAL ANGLE OF 00 DEGREES 20' 47", RADIUS OF 5684.58 FEET, ARC LENGTH OF 34.36 FEET, AND CHORD BEARS N 84 DEGREES 49' 54" W, 34.36 FEET, TO A 1/2" IRON ROD SET FOR AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY OF SAID HIGHWAY;

THENCE W 43 DEGREES 57' 30" N, WITH THE ORIGINAL DIVISION LINE BETWEEN THE 1.500 ACRE TRACT AND THE CALLED 1.0 ACRE TRACT, A DISTANCE OF 6.40 FEET TO A CONCRETE HIGHWAY MONUMENT (BENT) AND BEING AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING WITH THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 159 AND WITH A CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE OF 02 DEGREES 01' 15", RADIUS OF 5679.58 FEET, ARC LENGTH OF 200.33 FEET AND CHORD BEARS N 83 DEGREES 41' 18" W, 200.32 FEET (CALLED N 54 DEGREES 57' 54" W, 200.76 FEET) TO THE PLACE OF BEGINNING AND CONTAINING 0.8365 ACRES.

BEING THE SAME PROPERTY DESCRIBED IN DEED DATED FEBRUARY 26, 2002, FROM EARNESTINE ELDER TO DONALD G. SIPTAK AND WIFE, MILDRED SIPTAK, FILED UNDER CLERK'S FILE NO. 0021555, OFFICIAL RECORDS, AUSTIN COUNTY, TEXAS.

TRACT 2:

ALL THAT TRACT OF PARCEL OF LAND CONSISTING OF 0.8365 ACRES LOCATED IN THE GEORGE GRIMES SURVEY, A-44, AUSTIN COUNTY, TEXAS. SUBJECT TRACT BEING A PORTION OF THE CALLED 1.500 ACRE TRACT THAT IS DESCRIBED IN A DEED TO SADIE A. SIPTAK AS RECORDED IN VOLUME 415, PAGE 285 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 1.0 ACRE TRACT THAT IS DESCRIBED IN A DEED TO

SADIE A. SIPTAK AS RECORDED IN VOLUME 234, PAGE 136 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. SAID TRACT CONSISTING OF 0.8365 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT A FENCE CORNER POST AND BEING IN THE EAST LINE OF THE RESIDUE OF THE CALLED 46.75 ACRE TRACT DESCRIBED IN A DEED TO JERRY JANOSKY AS RECORDED IN VOLUME 174, PAGE 53 D.R.A.C.T. AND BEING THE SOUTHWEST CORNER OF THE 1.108 ACRE TRACT BELONGING TO MELVIN FLONTGE AS SURVEYED ON DECEMBER 11,1995 AND SAID ROD BEING THE NORTH WEST CORNER OF THE CALLED 1.500 ACRE PARENT TRACT AND THE NORTH CORNER OF TRACT 1, A 0.8365 ACRE TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 84 DEGREES 02' 19" E, WITH THE SOUTH LINE OF THE PLANTGE TRACT AND GENERALLY WITH A BARBWIRE FENCE, A DISTANCE OF 115.24 FEET (CALLED BRG. S 84 DEGREES 57' 54" E) TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THE 0.8365 ACRE TRACT THAT HAS BEEN DESIGNATED AS TRACT 3 AND SURVEYED AND DESCRIBED THIS DAY, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 14 DEGREES 11' 57" W, WITH THE COMMON LINE WITH TRACT 3, A DISTANCE OF 218.01 FEET TO A 1/2" IRON ROD SET FOR AN ANGLE POINT IN TRACT 3 AND IN THE HEREIN DESCRIBED TRACT;

THENCE S 03 DEGREES 11' 52" W, CONTINUING WITH THE COMMON LINE WITH TRACT 3, A DISTANCE OF 110.00 FEET TO A 1/2" IRON ROD SET IN THE NORTH LINE OF STATE HIGHWAY 159 AND BEING THE SOUTHWEST CORNER OF TRACT 3, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 159 AND WITH A CURVE THE RIGHT, WHICH HAS A CENTRAL ANGLE TO 01 DEGREES 08' 06", RADIUS OF 5684.58 FEET, ARC LENGTH OF 112.60 FEET, AND CHORD BEARS N 85 DEGREES 34' 20" W, 112.60 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF TRACT 1 AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 03 DEGREES 11' 52" E, WITH THE COMMON LINE WITH TRACT 1, A DISTANCE OF 71.45 FEET TO A 1/2" IRON ROD SET FOR AN ANGLE POINT;

THENCE N 11 DEGREES 53' 35" E, CONTINUING WITH THE COMMON LINE WITH TRACT 1, A DISTANCE OF 259.46 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.8365 ACRES.

BEING THE SAME PROPERTY DESCRIBED IN DEED DATED AUGUST 4, 1997, FROM SADIE A. SIPTAK TO DONALD G. SIPTAK AND WIFE, MILDRED SIPTAK, RECORDED IN VOLUME 783, PAGE 370, OFFICIAL RECORDS, AUSTIN COUNTY, TEXAS.