

**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:** December 06, 2016

**Time:** The sale will begin at 1:00PM or not later than three hours after that time.

**Place** THE NORTH DOOR OF THE BASTROP 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 January 26, 2007 and recorded in Document CLERK'S FILE NO. 200701436 real property records of BASTROP County, Texas, with CALLAHAN P. WINKLER AND SARAH M. WINKLER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CALLAHAN P. WINKLER AND SARAH M. WINKLER, securing the payment of the indebtednesses in the original principal amount of \$63,011.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

*Wendy Alexander*

AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, DAN HART, LOUISE GRAHAM, OR DONALD GRAHAM

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the BASTROP County Clerk and caused to be posted at the BASTROP County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

**FILED**

**SEP 30 2016**

Rose Pietsch  
Bastrop County Clerk

*11:29am*



NOS0000006297386

**EXHIBIT "A"**

EXHIBIT "A" - LEGAL DESCRIPTION - PAGE 1 OF 1

LOT 3 AND 4, BLOCK "76", ORIGINAL TOWNSITE OF SMITHVILLE, TEXAS, IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET 1, PAGE 24A AND PLAT CABINET 2, PAGE 340A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.



NOS0000006297386

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 08/14/2003  
**Grantor(s):** CHRISTOPHER ACREMAN, A SINGLE MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR STERLING CAPITAL MORTGAGE COMPANY, A TEXAS CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$120,988.00  
**Recording Information:** Book 1360 Page 216 Instrument 200313850  
**Property County:** Bastrop  
**Property:** LOT 34, BLOCK E, SHENANDOAH SUBDIVISION PHASE THREE, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 35B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.  
**Reported Address:** 100 WILDERNESS TRAIL, ELGIN, TX 78621

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Bank , N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N.A.  
**Current Beneficiary:** Wells Fargo Bank , N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of December, 2016  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TEXAS in Bastrop County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Bastrop County Commissioner's Court.  
**Substitute Trustee(s):** Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiars, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Louise Graham, Donald Graham, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiars, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Louise Graham, Donald Graham, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiars, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Louise Graham, Donald Graham, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

**FILED**

**OCT 11 2016**

Rose Pietsch  
Bastrop County Clerk

11:50 AM

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 12/11/1998  
**Grantor(s):** WEIDA M. HENDRIX, UNMARRIED PERSON  
**Original Mortgagee:** OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION  
**Original Principal:** \$80,800.00  
**Recording Information:** Book 958 Page 751 Instrument 199900669  
**Property County:** Bastrop  
**Property:** LOT NINETEEN (19) AND THE NORTH ONE-HALF OF LOT TWENTY (20) BLOCK "1", SILENT VALLEY, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET #1, PAGE 58-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS  
**Reported Address:** 178 HORSE SHOE DRIVE, BASTROP, TX 78602

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association (formerly known as Norwest Bank Minnesota, National Association) as Trustee for Option One Mortgage Loan Trust 1999-A, Asset-Backed Certificates, Series 1999-A  
**Mortgage Servicer:** Ocwen Loan Servicing, LLC  
**Current Beneficiary:** Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association (formerly known as Norwest Bank Minnesota, National Association) as Trustee for Option One Mortgage Loan Trust 1999-A, Asset-Backed Certificates, Series 1999-A

**Mortgage Servicer Address:** 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of December, 2016  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TEXAS in Bastrop County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Bastrop County Commissioner's Court.  
**Substitute Trustee(s):** Louise Graham, Jill Nichols, Meghan Lamonte, John Latham, Michael Latham, Wendy Alexander, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Louise Graham, Jill Nichols, Meghan Lamonte, John Latham, Michael Latham, Wendy Alexander, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Louise Graham, Jill Nichols, Meghan Lamonte, John Latham, Michael Latham, Wendy Alexander, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

**FILED**

**OCT 24 2016**

Rose Pietsch  
Bastrop County Clerk *12:05pm*

4

106 PHEASANT TRAIL  
BASTROP, TX 78602

00000004695359

**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: December 06, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE NORTH DOOR OF THE BASTROP 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 March 08, 2005 and recorded in Document VOLUME 1523, PAGE 716; AS AFFECTED BY LOAN MODIFICATION AGREEMENT'S VOLUME 2331, PAGE 660 AND VOLUME 2335, PAGE 73 real property records of BASTROP County, Texas, with DAVID ALONZO JR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID ALONZO JR, securing the payment of the indebtednesses in the original principal amount of \$111,936.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

*Wendy Alexander*

AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, DAN HART, LOUISE GRAHAM, OR DONALD GRAHAM  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the BASTROP County Clerk and caused to be posted at the BASTROP County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**FILED**

**OCT 24 2016**

Rose Pietsch  
Bastrop County Clerk

*12:20pm*



NOS00000004695359

00000004695359

BASTROP

**EXHIBIT "A"**

LOT TWO (2), BLOCK "C", HUNTERS CROSSING SECTION THREE A, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET 4, PAGE 111B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.



NOS00000004695359

**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: December 06, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE NORTH DOOR OF THE BASTROP 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 November 03, 2003 and recorded in Document CLERK'S FILE NO. 200319226; AS AFFECTED BY CLERK'S FILE NO. 201507475 real property records of BASTROP County, Texas, with LARRY LANGSDALE AND THERESA LANGSDALE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LARRY LANGSDALE AND THERESA LANGSDALE, securing the payment of the indebtednesses in the original principal amount of \$132,824.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

*Wendy Alexander*

AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, DAN HART, LOUISE GRAHAM, OR DONALD GRAHAM

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the BASTROP County Clerk and caused to be posted at the BASTROP County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**FILED**

**OCT 24 2016**

Rose Pietsch  
Bastrop County Clerk

*12:20pm*



NOS00000006293252

00000006293252

BASTROP

**EXHIBIT "A"**

BEING LOT 6, OF SUN RIDGE ESTATES, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 4, PAGE(S) 27-B, PLAT RECORDS, BASTROP COUNTY.



NOS00000006293252

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: December 06, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE NORTH DOOR OF THE BASTROP 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 March 06, 2006 and recorded in Document VOLUME 1619, PAGE 426, AS AFFECTED BY LOAN MODIFICATION AGREEMENTS VOLUME 1662, PAGE 257 AND CLERK'S FILE NO. 201514455 real property records of BASTROP County, Texas, with REBECCA B MARTIN AND RUFUS MARTIN, grantor(s) and CASCADE FINANCIAL SERVICES, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by REBECCA B MARTIN AND RUFUS MARTIN, securing the payment of the indebtednesses in the original principal amount of \$65,467.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

*Wendy Alexander*

AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, DAN HART, LOUISE GRAHAM, OR DONALD GRAHAM  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the BASTROP County Clerk and caused to be posted at the BASTROP County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

FILED

OCT 24 2016

Rose Pietsch  
Bastrop County Clerk

*12:20pm*



NOS0000006305452

0000006305452

BASTROP

**EXHIBIT "A"**

LOT 15, OAK FOREST SUBDIVISION, SECTION B, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF, RECORDED IN PLAT CABINET NO. 2, PAGE RECORDS OF BASTROP COUNTY, TEXAS.



NOS0000006305452

**NOTICE OF FORECLOSURE 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. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/29/2001 and recorded in Document 200117294 real property records of Bastrop County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
 Date: 12/06/2016  
 Time: 01:00 PM  
 Place: Bastrop County Courthouse, Texas, at the following location: NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. **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.
- 5. **Obligations Secured.** The Deed of Trust executed by JOHN PAQUIN AND LISA PAQUIN, provides that it secures the payment of the indebtedness in the original principal amount of \$107,100.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, (formerly known as First Union National Bank) as Trustee, for Long Beach Mortgage Loan Trust 2001-4 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, (formerly known as First Union National Bank) as Trustee, for Long Beach Mortgage Loan Trust 2001-4 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint WENDY ALEXANDER, MICHAEL LATHAM OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

  
 Mackie Wolf Zientz & Mann, P.C.  
 Brandon Wolf, Attorney at Law  
 L. Keller Mackie, Attorney at Law  
 Lori Liane Long, Attorney at Law  
 Tracey Midkiff, Attorney at Law  
 Joseph Modric, Attorney at Law  
 Parkway Office Center, Suite 900  
 14160 North Dallas Parkway  
 Dallas, TX 75254

  
 WENDY ALEXANDER, MICHAEL LATHAM OR MICHAEL W. ZIENTZ  
 c/o AVT Title Services, LLC  
 1101 Ridge Rd. Suite 222  
 Rockwall, TX 75087

Certificate of Posting  
 I am \_\_\_\_\_ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Bastrop County Clerk and caused it to be posted at the location directed by the Bastrop County Commissioners Court.

**FILED**  
**OCT 25 2016**  
 Rose Pietsch  
 Bastrop County Clerk  
 11:30am

CRICHTON AND ASSOCIATES  
 LAND SURVEYORS  
 107 NORTH LAMPASAS  
 ROUND ROCK, TEXAS  
 512-244-3395

## FIELD NOTES

**FIELD NOTES FOR A 10.0000 ACRE TRACT OF LAND OUT OF THE BERNARD BYMER SURVEY, ABSTRACT NO. 83, IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A 13.00 ACRE TRACT DESCRIBED IN DEED TO KEVIN LENTZ IN VOL. 1056, PG. 517, DEED RECORDS, BASTROP COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1" square iron stake found being the Northeast corner of a 25.428 acre tract described in deed to Elizabeth A. Pfeil and Dolores A. Spontak in Vol. 1020, Pg. 470, Deed Records Bastrop County, Texas, and the Southernmost corner of a tract described in deed to Murphy in Vol. 602, Pg. 718, Deed Records, Bastrop County, Texas. Said iron stake also being the Northwest corner of a 13.005 acre tract described in deed to Mary F. Gough in Vol. 358, Pg. 194, Deed Records, Bastrop County, Texas, and the **POINT OF BEGINNING**.

THENCE S 53° 57' 10" E, with the West line of the said Gough tract, 29.75 feet to a spindle set in the center of a 60 foot wide access easement as described in Vol. 226, Pg. 87, Deed Records, Bastrop County, Texas.

THENCE with the centerline of the said access easement, the following five (5) courses and distances:

- 1) S 19° 48' 36" E, 133.09 feet to a spindle set.
- 2) S 02° 55' 28" W, 349.36 feet to a 1" square iron stake found.
- 3) S 08° 54' 28" W, 83.61 feet to a 1" square stake found being the Southwest corner of the said Gough tract and the Northwest corner of a 13.05 acre tract described in deed to George Majewski of unknown recording data.
- 4) S 35° 17' 04" W, 244.90 feet to a 1" square iron stake found.
- 5) S 48° 04' 27" W, 184.02 feet to a 5/8" iron pipe found for the Southeast corner of this tract and from which a 1/2" iron rod found at the Southeast corner of said 13.00 acre tract bears S 14° 31' 44" E, 154.40 feet.

THENCE through the interior of said 13.00 acre tract the following two (2) courses.

- 1) N 60° 28' 20" W, 273.15 feet to a point for a corner.
- 2) N 68° 15' 37" W, 273.15 feet to a 1" square iron stake found on the East line of said Pfeil and Spontek tract for the Southwest corner of this tract and from which a 1/2" iron rod found at the Southwest corner of said 13.00 acre tract bears S 14° 04' 00" E (bearing basis) 442.36 feet.

THENCE with the East line of the said Pfeil and Spontek tract, the following four (4) courses and distances.

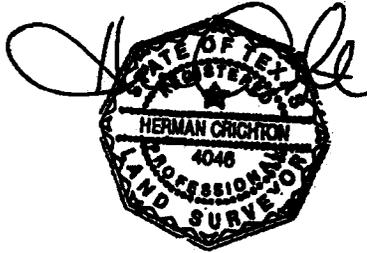
- 1) N 32° 46' 23" E, 290.33 feet to a 1" square iron stake found.

- 2) N 36° 38' 33" E, 291.42 feet to a 1" square iron stake found.
- 3) N 41° 08' 10" E, 143.07 feet to a ½" iron rod found with cap.
- 4) N 76° 07' 47" E, 315.37 feet to the POINT OF BEGINNING and containing 10.0000 acres more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal this 27th day of September, 2001.

Herman Crichton, R.P.L.S. 4046



8

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567

**FILED**  
**OCT 27 2016**  
Rose Pietsch  
Bastrop County Clerk  
*12:06pm*

TS#: 16-17331

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 6/14/2002, ROBERT D FIEDLER AND MARCY K FIEDLER HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of DON W. LEDBETTER, L.C., as Trustee, OAKWOOD FINANCIAL CORP, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$113,375.00, payable to the order of OAKWOOD FINANCIAL CORP, which Deed of Trust is Recorded on 7/9/2002 as Volume 200210692, Book 1242, Page 573, And Under Loan Modification recorded 9/17/2015 IN INSTRUMENT 201511975 MODIFYING AMOUNT, NEW AMOUNT \$142,671.98, NEW MATURITY DATE 08/01/2045 in Bastrop County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**LOT 3, BLOCK A,SENDERO ESTATES-SECTION II, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 3, PAGE 86B AND 87A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, SAVE AND EXCEPT 1.0 ACRE, MORE OR LESS AS DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.**

**See attached exhibit "A" attached hereto and made a part hereof**

**Commonly known as: 138 SENDERO CV, CEDAR CREEK, TX 78612**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Louise Graham, Donald Graham, Susan Mills, James Mills, Emily Northern, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Louise Graham, Donald Graham**

or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BANK OF AMERICA, N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has



requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **TUESDAY, 12/6/2016 at 1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Bastrop** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TEXAS** Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602

**NOTICE IS FURTHER GIVEN** that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

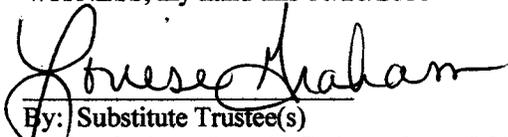
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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.**

**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.**

WITNESS, my hand this 10/26/2016



By: Substitute Trustee(s)

Louise Graham, Donald Graham, Susan Mills, James Mills, Emily Northern, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Louise Graham, Donald Graham

C/O Carrington Foreclosure Services, LLC

P.O. Box 3309  
Anaheim, California 92803

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE  
USED FOR THAT PURPOSE.***

1242 PAGE 582

**DALE L. OLSON**

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

Phone (512) 321-5476 \* Fax (512) 303-5476

**SAVE AND EXCEPT:**

FIELD NOTES FOR A 1.000 ACRE TRACT OUT OF LOT 3, BLOCK A, SENDERO ESTATES-SECTION II, BASTROP COUNTY, TEXAS.

BEING a 1.000 acre tract or parcel of land out of and being a part of Lot 3, Sendero Estates - Section II, in Bastrop County, Texas, as recorded in Plat Cabinet 3, Page 86B, Bastrop County Plat Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found in the northeast line of Sendero Cove, a 60 foot roadway in said subdivision, the south corner of Lot 4, for the west corner of Lot 3.

THENCE with the northeast line of Sendero Cove and southwest line of Lot 3, S 60 deg. 14 min 43 sec. E, 24.59 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the west corner of this tract.

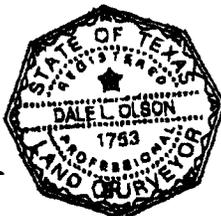
THENCE leaving the southwest line of Lot 3, parallel with the northwest line of Lot 3, N 29 deg. 45 min. 24 sec. E, 273.80 feet to a 5/8 inch iron rod set for the north corner of this tract.

THENCE S 60 deg. 14 min. 36 sec. E, 191.07 feet to a 5/8 inch iron rod set for the east corner of this tract.

THENCE S 42 deg. 55 min. 47 sec. W, 281.20 feet to a 5/8 inch iron rod set in the northeast line of Sendero Cove and southwest line of Lot 3, for the south corner of this tract.

THENCE with the northeast line of Sendero Cove and southwest line of Lot 3, N 60 deg. 14 min. 43 sec. W, 126.99 feet to the POINT OF BEGINNING, containing 1.000 acres of land

Dale L. Olson  
Reg. Pro. Land Surveyor 1753



Michael D. Olson  
Reg. Pro. Land Surveyor 5386

©2002 Dale L. Olson Surveying Co.

Order #: 132102

Date Created: 06/04/02

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

Exhibit A

*Rose Pietsch:*  
2002 JUL 09 03:13 PM 200210692  
MARYC \$27.00  
ROSE PIETSCH, COUNTY CLERK  
BASTROP COUNTY, TEXAS

COUNTY CLERK'S MEMO  
PORTIONS OF THIS  
DOCUMENT NOT  
REPRODUCIBLE  
WHEN RECORDED

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567

TS#: 16-17593

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 4/3/2008, Forest B. Corley, Jr., a married man, joined by his spouse, Candice Balsler, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Robertson and Anschutz, as Trustee, JPMorgan Chase Bank, N.A., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$84,660.00, payable to the order of JPMorgan Chase Bank, N.A., which Deed of Trust is Recorded on 4/4/2008 as Volume 200804411, Book , Page , in Bastrop County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**SURFACE ESTATE IN AND TO Lot 3-533, Block 13, TAHITIAN VILLAGE, Unit 3, a subdivision in Bastrop County, Texas, according to the map or plat thereof, recorded in Plat Cabinet No. 1, Page 84A, Plat Records of Bastrop County, Texas.**

Commonly known as: **123 HAWEA LN, BASTROP, TX 78602**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Louise Graham, Donald Graham, Susan Mills, James Mills, Emily Northern** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **J.P. Morgan Mortgage Acquisition Corp.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**FILED**

**OCT 27 2016**

Rose Pietsch  
Bastrop County Clerk



4597076

12:06pm

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, 12/6/2016 at 1:00 PM, or no later than three (3) hours after such time, being the first Tuesday of such month, of Bastrop County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The North door of the Bastrop County Courthouse, 803 Pine Street, Bastrop, Texas**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

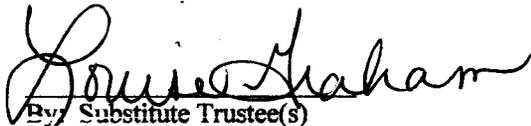
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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.**

**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.**

WITNESS. my hand this 10/25/2016



By, Substitute Trustee(s)

Louise Graham, Donald Graham, Susan Mills, James Mills, Emily Northern  
C/O Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

10

**DEED OF TRUST INFORMATION:**

**Date:** 08/03/2004  
**Grantor(s):** DEBRA S. HYATT, JOINED HEREIN PRO FORMA BY HER HUSBAND, RAYMOND HYATT  
**Original Mortgagee:** AUSTIN MORTGAGE ASSOCIATES  
**Original Principal:** \$80,750.00  
**Recording Information:** Book 1460 Page 729 Instrument 200412834  
**Property County:** Bastrop  
**Property:** LOT NO. TWENTY-FOUR (24), PIONEER PINES FARM SUBDIVISION, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 2, PAGE 217B, PLAT RECORDS OF BASTROP COUNTY, TEXAS  
**Reported Address:** 240 TRAVIS ROAD, PAIGE, TX 78659

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Bank, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of December, 2016  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TEXAS in Bastrop County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Bastrop County Commissioner's Court.  
**Substitute Trustee(s):** Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiars, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Louise Graham, Donald Graham, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiars, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Louise Graham, Donald Graham, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiars, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Louise Graham, Donald Graham, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,  
Buckley Madole, P.C.

**FILED**

**OCT 27 2016**

Rose Pietsch  
Bastrop County Clerk

12:09pm

11

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**BASTROP County**  
**Deed of Trust Dated:** October 8, 2009  
**Amount:** \$228,293.00  
**Grantor(s):** COITT KESSLER and KRISTI KESSLER

**Original Mortgagee:** HOMETOWN MORTGAGE COMPANY INC.  
**Current Mortgagee:** FLAGSTAR BANK, FSB

**Mortgagee Address:** FLAGSTAR BANK, FSB, 5151 Corporate Drive, Troy, MI 48098

**Recording Information:** Document No. 200912965

**Legal Description:** LOT 214, KC ESTATES, SECTION 4, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET 1, PAGE 172B, PLAT RECORDS OF BASTROP COUNTY, TEXAS

**Date of Sale:** December 6, 2016 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 BASTROP 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.

LOUISE GRAHAM OR JILL NICHOLS, MEGHAN LAMONTE, JOHN LATHAM, MICHAEL LATHAM OR WENDY ALEXANDER 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.

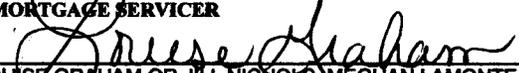
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

  
Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2014-013777

  
LOUISE GRAHAM OR JILL NICHOLS, MEGHAN LAMONTE, JOHN LATHAM, MICHAEL LATHAM OR WENDY ALEXANDER  
c/o Tejas Trustee Services  
4100 Midway Rd Ste 1040  
Carrollton, TX 75007

**FILED**  
**NOV 03 2016**  
Rose Pietsch  
Bastrop County Clerk  
2:21pm

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date: November 3<sup>rd</sup> , 2016**

**Trustee: RAY M. SCHNEIDER**

**Mortgagee: SUNBELT ESATES L.L.C.**

**Note: FORTY-FOUR THOUSAND FOUR HUNDRED NINETY-FIVE AND NO/100 DOLLARS (\$44,495.00)**

**Deed of Trust**

**Date: FEBRUARY 8, 2014**

**Grantor: CHAD BURNHAM**

**Mortgagee: SUNBELT ESATES L.L.C.**

**Recording Information: 201403795 a Transfer of Lien being subsequently filed under county clerks file no. 201403929**

**Property: LT 22 BLK B CAMP SWIFT RANCHES II**

**County: BASTROP**

**Trustee's/Substitute Trustee's Name: RAY M. SCHNEIDER / DEBRA SNYDER**

**Trustee's/Substitute Trustee's Address: 1718 State Street, Houston, TX 77007**

**Date of Sale (first Tuesday of month): DECEMBER 6, 2016**

**Time of Sale: 10:00AM**

**Place of Sale: 804 PECAN ST., BASTROP, TX 78602**

RAY M. SCHNEIDER is Trustee under the Deed of Trust/Mortgagee has appointed DEBRA SNYDER as Trustee under the Deed of Trust. Mortgage has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**FILED**

**NOV 03 2016**

Rose Pietsch  
Bastrop County Clerk

2:50 PM

**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.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The Sale will begin at the Time of Sale or not later than three hours thereafter.

  
DEBRA SNYDER, Trustee

**ACKNOWLEDGMENT**

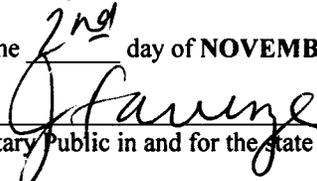
**THE STATE OF TEXAS**

**COUNTY OF HARRIS:**

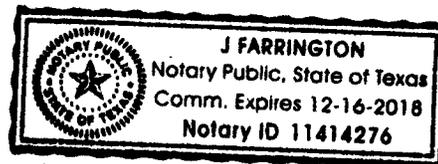
Before me the undersigned authority, on this day appeared **DEBRA SNYDER, Trustee**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 2<sup>nd</sup> day of **NOVEMBER, 2016**.

My commission Expires: 12/16/18

  
Notary Public in and for the state of Texas

Notary's Printed name: J Farrington



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** November 3<sup>rd</sup>, 2016

**Trustee:** RAY M. SCHNEIDER

**Mortgagee:** SUNBELT ESTATES LLC

**Note:** SIXTY-ONE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS  
(\$61,400.00)

**Deed of Trust**

**Date:** FEBRUARY 4, 2016

**Grantor:** MARICELA MACEDO & ADOLFO SAUCEDO

**Mortgagee:** SUNBELT ESTATES LLC

**Recording Information:** 201602708 and a Transfer of Lien being subsequently  
filed under County Clerks File No. 201602799

**Property:** LT 2 BLK D CAMP SWIFT RANCHES

**County:** BASTROP

**Trustee's/Substitute Trustee's Name:** RAY M. SCHNEIDER / DEBRA SNYDER

**Trustee's/Substitute Trustee's Address:** 1718 State Street, Houston, TX 77007

**Date of Sale (first Tuesday of month):** DECEMBER 6, 2016

**Time of Sale:** 10:00AM

**Place of Sale:** 804 PECAN ST., BASTROP, TX 78602

RAY M. SCHNEIDER is Trustee under the Deed of Trust/Mortgagee has appointed DEBRA SNYDER as Trustee under the Deed of Trust. Mortgage has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**FILED**

**NOV 03 2016**

Rose Pietsch  
Bastrop County Clerk

2:50 PM

**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.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The Sale will begin at the Time of Sale or not later than three hours thereafter.

  
**DEBRA SNYDER, Trustee**

**ACKNOWLEDGMENT**

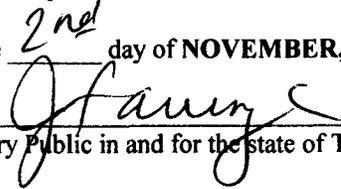
**THE STATE OF TEXAS**

**COUNTY OF HARRIS:**

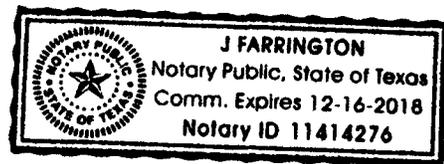
Before me the undersigned authority, on this day appeared **DEBRA SNYDER, Trustee**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 2<sup>nd</sup> day of **NOVEMBER, 2016**.

My commission Expires: 12/16/18

  
Notary Public in and for the state of Texas

Notary's Printed name: J Farrington



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date: November 3<sup>rd</sup> , 2016**

**Trustee: RAY M. SCHNEIDER**

**Mortgagee: SUNBELT ESTATES L.L.C.**

**Note: FORTY-THREE THOUSAND FOUR HUNDRED NINETY-FIVE AND NO/100 DOLLARS (\$43,495.00)**

**Deed of Trust**

**Date: SEPTEMBER 30, 2013**

**Grantor: KIRK OWENS**

**Mortgagee: SUNBELT ESTATES L.L.C.**

**Recording Information: 201313264 a Transfer of Lien being subsequently transferred under county clerks file no. 201313419**

**Property: LT 5 BLK B CAMP SWIFT RANCHES**

**County: BASTROP**

**Trustee's/Substitute Trustee's Name: RAY M. SCHNEIDER / DEBRA SNYDER**

**Trustee's/Substitute Trustee's Address: 1718 State Street, Houston, TX 77007**

**Date of Sale (first Tuesday of month): DECEMBER 6, 2016**

**Time of Sale: 10:00AM**

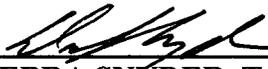
**Place of Sale: 804 PECAN ST., BASTROP, TX 78602**

RAY M. SCHNEIDER is Trustee under the Deed of Trust/Mortgagee has appointed DEBRA SNYDER as Trustee under the Deed of Trust. Mortgage has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**FILED**  
**NOV 03 2016**  
Rose Pietsch  
Bastrop County Clerk  
2:50 PM

**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.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The Sale will begin at the Time of Sale or not later than three hours thereafter.

  
\_\_\_\_\_  
**DEBRA SNYDER, Trustee**

**ACKNOWLEDGMENT**

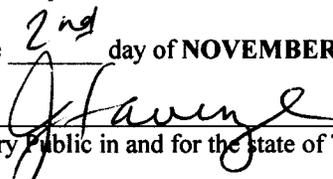
**THE STATE OF TEXAS**

**COUNTY OF HARRIS:**

Before me the undersigned authority, on this day appeared **DEBRA SNYDER, Trustee**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 2<sup>nd</sup> day of **NOVEMBER, 2016**.

My commission Expires: 12/16/18

  
\_\_\_\_\_  
Notary Public in and for the state of Texas

Notary's Printed name: J Farrington



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** November 3<sup>rd</sup>, 2016

**Trustee:** RAY M. SCHNEIDER

**Mortgagee:** SUNBELT ESTATES LLC

**Note:** FIFTY-TWO THOUSAND FOUR HUNDRED NINETY-FIVE AND NO/100 DOLLARS (\$52,495.00)

**Deed of Trust**

**Date:** MAY 25, 2013

**Grantor:** SELENE DEL CARMEN LOPEZ & MAURICIO CONTRERAS LOPEZ

**Mortgagee:** SUNBELT ESTATES LLC

**Recording Information:** 201309623 and a Transfer of Lien being subsequently filed under County Clerks File No. 201309682

**Property:** LT 3 BLK B CAMP SWIFT RANCHES

**County:** BASTROP

**Trustee's/Substitute Trustee's Name:** RAY M. SCHNEIDER / DEBRA SNYDER

**Trustee's/Substitute Trustee's Address:** 1718 State Street, Houston, TX 77007

**Date of Sale (first Tuesday of month):** DECEMBER 6, 2016

**Time of Sale:** 10:00AM

**Place of Sale:** 804 PECAN ST., BASTROP, TX 78602

**FILED**

**NOV 03 2016**

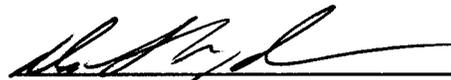
Rose Pietsch  
Bastrop County Clerk

2:50PM

RAY M. SCHNEIDER is Trustee under the Deed of Trust/Mortgagee has appointed DEBRA SNYDER as Trustee under the Deed of Trust. Mortgage has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**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.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The Sale will begin at the Time of Sale or not later than three hours thereafter.

  
DEBRA SNYDER, Trustee

**ACKNOWLEDGMENT**

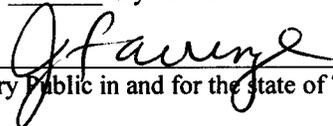
**THE STATE OF TEXAS**

**COUNTY OF HARRIS:**

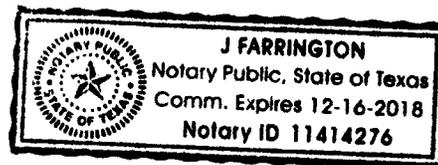
Before me the undersigned authority, on this day appeared **DEBRA SNYDER**, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 2<sup>nd</sup> day of **NOVEMBER, 2016**.

My commission Expires: 12/16/18

  
Notary Public in and for the state of Texas

Notary's Printed name: J Farrington



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** November 3<sup>rd</sup>, 2016

**Trustee:** RAY M. SCHNEIDER

**Mortgagee:** SUNBELT ESTATES L.L.C.

**Note:** FORTY-SIX THOUSAND NINE HUNDRED TWENTY-NINE AND 95/100 DOLLARS (\$46,929.95)

**Deed of Trust**

**Date:** NOVEMBER 15, 2012

**Grantor:** MISTY BARNES & LARRY BARNES

**Mortgagee:** SUNBELT ESTATES L.L.C.

**Recording Information:** 201300127

**Property:** LT 7 BLK A CAMP SWIFT RANCHES II

**County:** BASTROP

**Trustee's/Substitute Trustee's Name:** RAY M. SCHNEIDER / DEBRA SNYDER

**Trustee's/Substitute Trustee's Address:** 1718 State Street, Houston, TX 77007

**Date of Sale (first Tuesday of month):** DECEMBER 6, 2016

**Time of Sale:** 10:00AM

**Place of Sale:** 804 PECAN ST., BASTROP, TX 78602

RAY M. SCHNEIDER is Trustee under the Deed of Trust/Mortgagee has appointed DEBRA SNYDER as Trustee under the Deed of Trust. Mortgage has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**FILED**

**NOV 03 2016**

Rose Pietsch  
Bastrop County Clerk

2:50 PM

**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.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The Sale will begin at the Time of Sale or not later than three hours thereafter.

  
DEBRA SNYDER, Trustee

**ACKNOWLEDGMENT**

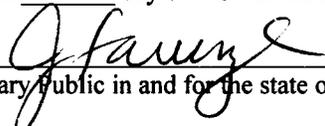
**THE STATE OF TEXAS**

**COUNTY OF HARRIS:**

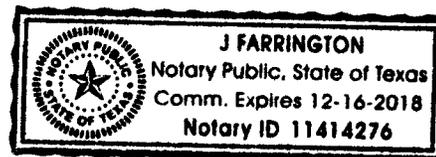
Before me the undersigned authority, on this day appeared **DEBRA SNYDER, Trustee**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 2<sup>nd</sup> day of **NOVEMBER, 2016**.

My commission Expires: 12/16/18

  
Notary Public in and for the state of Texas

Notary's Printed name: J Farrington



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DEED OF TRUST DATE: February 19, 2001

GRANTOR(S): TERRY ROBERTSON

MORTGAGEE(S): HVR DEVELOPMENT, INC.

RECORDED IN: REAL PROPERTY RECORDS OF BASTROP COUNTY, TEXAS  
AS INSTRUMENT NO. 200102394

LEGAL DESCRIPTION:

**LOT 18, BLOCK H, HIGH VIEW RANCH SUBDIVISION PHASE 2, A  
SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO  
THE MAP OR PLAT THEREOF RECORDED IN PLAY CABINET 3,  
PAGE 192B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.**

PROPERTY COUNTY: BASTROP COUNTY

DATE OF SALE: December 6, 2016

EARLIEST TIME SALE WILL BEGIN: 1:00 p.m. Central Standard Time

PLACE OF SALE:

THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TEXAS in Bastrop County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Bastrop County Commissioner's Court.

Notice is hereby given that on and at the Date of Sale and Time of Sale, the Substitute Trustee(s), or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale to the highest bidder for cash in accordance with the Deed of Trust, or Credit Bid by the Hqlder. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Holder has appointed the Substitute Trustees, and each of them acting along, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder has instructed the Substitute Trustees, each of them acting alone, to sell the Property towards satisfaction of the Note.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustees reserve the right to set further reasonable conditions for conducting the Foreclosure Sale.

**FILED**

H904-01

**NOV 04 2016** 9:12am

Rose Pietsch  
Bastrop County Clerk

Notice is hereby given that before the Foreclosure Sale, the Holder may appoint another person as Substitute Trustee to conduct the Foreclosure Sale. Holder may bid by credit against the indebtedness secured by the Deed of Trust.

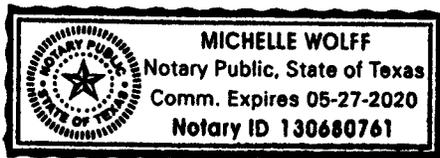
EXECUTED THIS THE 3<sup>rd</sup> DAY OF NOVEMBER, 2016.

Mark D. Hopkins  
Mark D. Hopkins, a Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS                   §  
   §  
COUNTY OF TRAVIS           §

On this, the 3<sup>rd</sup> day of November, 2016, before me a notary public, the undersigned officer, personally appeared MARK D. HOPKINS, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained. In witness hereof, I hereunto set my hand and official seal.



Notary Public  
My Commission Expires: 5-27-2020

AFTER RECORDING RETURN TO:  
Mark D. Hopkins  
Hopkins Law, PLLC  
3809 Juniper Trace, Suite 101  
Austin, Texas 78738

STATE OF TEXAS )  
 )  
COUNTY OF BASTROP )

**NOTICE OF FORECLOSURE SALE**

Date: November 7, 2016

Deed of Trust:

Dated: April 30, 2015

Grantor(s): Matthew Lee Clark  
Erika Kowalski

Property: 1585 SH 21 West  
Cedar Creek, Bastrop County, Texas 78612  
Property Description – Exhibit A, attached hereto.

Trustee: David Ricker, P.O. Box 1571, Boerne, Texas 78006

Lender: Texas Mortgage Capital Corporation, a Texas corporation

Recorded in: Document No. 201505849, of the Real Property Records of Bastrop County, Texas

Secures: Promissory note (“Note”) in the original principal amount of \$243,708.00, executed by Grantors and payable to the order of Lender, and all other indebtedness of Grantors to Lender.

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to GLG Investments, LLC (“Beneficiary”) as reflected in the Transfer of Lien, Document No. 201506562, of the Real Property Records of Bastrop County, Texas.

Substitute Trustee: Christopher B. Payne, Esq., 700 Lavaca, Suite 1400, Austin, Texas 78701

[REMAINDER OF PAGE IS INTENTIONALLY LEFT BLANK]

**FILED**  
**NOV 08 2016**  
Rose Pletsch  
Bastrop County Clerk  
2:41 pm

**Foreclosure Sale:**

- Dated:** Tuesday, December 6, 2016
- Time:** The sale of the Property ("Foreclosure Sale") will take place between the hours of 10 a.m. and 4 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. The sale will be completed by no later than 4:00 p.m.
- Place:** Bastrop County Courthouse (North Entrance) in Bastrop, Texas, in the area designated by the County Commissioner's Court.
- Term of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment to proceed against and sell both the real property and any person property described in Deed of Trust in accordance with Beneficiary'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 may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary'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 of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Beneficiary 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 refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

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 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. 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 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 advised to conduct an independent investigation of the nature and physical condition of the Property.

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 Beneficiary may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

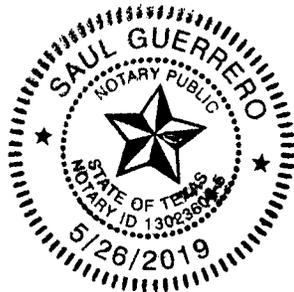
  
\_\_\_\_\_  
Christopher B. Payne  
Substitute Trustee

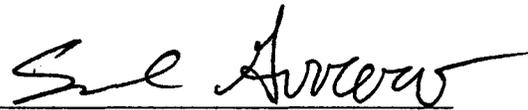
ACKNOWLEDGMENT

STATE OF TEXAS            )  
  )  
COUNTY OF BASTROP    )

BEFORE ME, the undersigned authority, on this day personally appeared Christopher B. Payne, known to me to be the persons whose signature appears on the above and foregoing document, who, being by me duly sworn on their oath, that they have read the above and foregoing Notice of Foreclosure Sale; and that he has executed the same for the purposes and consideration therein expressed.

Subscribed and sworn to before me, the undersigned Notary Public, by the said Christopher B. Payne on this the 8<sup>th</sup> day of November, 2016, to certify which witness my hand and seal of office.



  
\_\_\_\_\_  
Notary Public, State of Texas

T  
19

**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: 12/06/2016**

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

**Place: The North door of the Bastrop County Courthouse, 803 Pine Street, Bastrop, Texas or any other area designated by the County Commissioners Court 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:** 167 Mokulua, Bastrop, TX 78602

**2. Terms of Sale: Cash**

**3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/27/2004 and recorded 01/05/2005 in Document 200500194, Book 1498 Page 799, real property records of Bastrop County Texas, with Benita H. Soto and Daniel R. Centena grantor(s) and Argent Mortgage Company, LLC, a Limited Liability Company.

**4. Appointment of Substitute Trustee:** The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by Benita H. Soto and Daniel R. Centena securing the payment of the indebtedness in the original principal amount of \$ 140,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **WELLS FARGO BANK, N.A., as Trustee for the POOLING AND SERVICING AGREEMENT Dated as of February 1, 2005 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ1** is the current mortgagee of the note and the deed of trust or contract lien.

**FILED**

**NOV 10 2016**

Rose Pietsch  
Bastrop County Clerk

12:58 PM

**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:

**SURFACE ESTATE ONLY IN AND TO LOT 5-462, BLOCK 6, TAHITIAN VILLAGE UNIT FIVE, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET1, PAGES 101A-106B, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.  
KNOWN AS : 167 MOKULUA, BASTROP, TEXAS 78602.**

8. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC  
1661 Worthington Rd., Suite 100  
West Palm Beach, FL 33409  
Phone: 1-800-746-2936**

### Notice of [Substitute] Trustee Sale

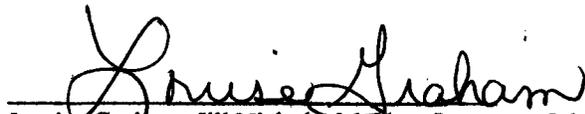
9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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: October 31, 2016



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



~~Louise Graham, Jill Nichols, Meghan Lamonte, John Latham, Michael Latham, Wendy Alexander, Donald Graham, Frederick Britton, Jack Burns II, Patricia Sanders, Zana Jackson, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Maryna Danielian, Aarti Patel, Sara Edington, Matthew Wolfson, Kristie Alvarez, Kristie Knight, Chancee Oliver, Max Murphy or Bret Allen, – Substitute Trustee(s)~~

C/O Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd NE; Bldg 400, Suite 200  
Atlanta, GA 30328  
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.**

201 CAVALRY TRAIL  
ELGIN, TX 78621

00000006360259

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: December 06, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE BASTROP 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 August 13, 2007 and recorded in Document CLERK'S FILE NO. 200712288 real property records of BASTROP County, Texas, with MILTON RAY SQUIRES, JR. AND DANA D. SQUIRES WATA MILTON R. SQUIRES JR. AND WATA DANA SQUIRES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MILTON RAY SQUIRES, JR. AND DANA D. SQUIRES WATA MILTON R. SQUIRES JR. AND WATA DANA SQUIRES, securing the payment of the indebtednesses in the original principal amount of \$78,451.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SUNTRUST MORTGAGE, INC. 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. SUNTRUST MORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SUNTRUST MORTGAGE, INC.  
1001 SEMMES AVENUE MAIL CODE RVW 3014  
RICHMOND, VA 23224

*Wendy Alexander*

AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, DAN HART, LOUISE GRAHAM, OR DONALD GRAHAM

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the BASTROP County Clerk and caused to be posted at the BASTROP County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

FILED

NOV 14 2016

Rose Pietsch  
Bastrop County Clerk

12:07 PM



NOS00000006360259

00000006360259

BASTROP



LOT 29, BLOCK F, OF SHENANDOAH SUBDIVISION PHASE THREE, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 4, PAGE(S) 35B-36A, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.



NOS00000006360259

172 PINEY RIDGE DRIVE  
BASTROP, TX 78602

00000006386973

**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:** December 06, 2016

**Time:** The sale will begin at 1:00PM or not later than three hours after that time.

**Place:** THE NORTH DOOR OF THE BASTROP 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 April 19, 2011 and recorded in Document CLERK'S FILE NO. 201104386; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201505687 real property records of BASTROP County, Texas, with ANDRES GOMEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ANDRES GOMEZ, securing the payment of the indebtednesses in the original principal amount of \$155,440.00, 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

*Wendy Alexander*

AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, DAN HART, LOUISE GRAHAM, OR DONALD GRAHAM

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the BASTROP County Clerk and caused to be posted at the BASTROP County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**FILED**

**NOV 14 2016**

Rose Pietsch  
Bastrop County Clerk

12:07 PM



NOS00000006386973



BEING A 1.115 ACRE TRACT LOT, OR PARCEL OF LAND OUT OF AND BEING A PART OF LOT NO. 18, BLOCK B, PINEY RIDGE, SECTION ONE, REPLAT, A SUBDIVISION IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS, AS RECORDED IN PLAT CABINET 1, PAGE 151 B, AND REPLATTED IN PLAT CABINET 1, PAGE 196A, BASTROP COUNTY, PLAT RECORDS AND BEING ALL THAT CERTAIN 1.115 ACRE TRACT DESCRIBED IN A DEED FROM CURTIS G MCDONALD TO TIME HOWELL AND WIFE, REGINA HOWELL, DATED MAY 17, 1995, AND RECORDED IN VOLUME 751, PAGE 757, BASTROP COUNTY, DEED RECORDS, HEREIN DESCRIBED 1.115 ACRE TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE SOUTH LINE OF BACK JACK COVE, THE NORTHWEST CORNER OF LOT NO. 18 FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE WITH THE SOUTH LINE OF BLACK JACK COVE, THE NORTH LINE OF LOT NO, 18, S 62 DEG. 24 MIN. 32 SEC. E, 16.97 FEET TO A 1/2 INCH IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT.

THENCE WITH THE SAID CURVE TO THE LEFT WHOSE RADIUS IS 200.00 FEET, WHOSE LONG CHORD BEARS S 79 DEG. 24 MIN. 31 SEC. E, 118.14 FEET, 119.93 FEET ALONG THE ARC TO A 5/8 INCH IRON ROD SET AT END OF SAID CURVE.

THENCE CONTINUING WITH THE SOUTH LINE OF BLACK JACK COVE AND NORTH LINE OF LOT NO. 18, N 83 DEG. 23 MIN. 45 SEC. E, 126.82 FEET TO A 5/8 INCH IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT.

THENCE WITH THE SAID CURVE TO THE RIGHT WHOSE RADIUS IS 15.00 FEET, WHOSE LONG CHORD BEARS S 40 DEG. 06 MIN. 53 SEC. E, 25.01 FEET; 29.57 FEET ALONG THE ARC TO A IRON PIPE FOUND AT END OF SAID CURVE IN THE WEST LINE OF PINEY RIDGE DRIVE, THE NORTHEAST CORNER OF LOT NO. 18 FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE WITH THE WEST LINE OF PINEY RIDGE DRIVE AND EAST LINE OF LOT NO. 18, S 16 DEG. 22 MIN. 00 SEC. W, 61.36 FEET TO A 5/8 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT.

THENCE WITH THE SAID CURVE TO THE RIGHT WHERE RADIUS IS 150.00 FEET, WHOSE LONG CHORD BEARS S 36 DEG. 07 MIN. 55 SEC. W (CALLED S 35 DEG. 51 MIN. 42 SEC. W) 99.86 FEET (CALLED 100.08 FEET) ALONG THE ARC TO A 1/2 INCH IRON ROD FOUND AT END OF SAID CURVE.

THENCE CONTINUING WITH THE WEST OR NORTHWEST LINE OF PINEY RIDGE DRIVE AND SOUTHEAST LINE OF LOT NO. 18, S 55 DEG. 07 MIN. 19 SEC W (CALLED S 55 DEG 21 MIN. 00 SEC. W), 131.28 FEET (CALLED 131.22 FEET) TO AN IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE CROSSING SAID LOT NO. 18, N 44 DEG. 05 MIN. 20 SEC. W, 205.29 FEET TO A 5/8 INCH IRON ROD FOUND IN THE WEST OR NORTHWEST LINE OF SAME, THE EAST LINE OF LOT NO. 19 A FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE WITH THE COMMON LINE OF LOTS NO 18 AND 19-A, N 27 DEG. 49 MIN. 31 SEC. E 114.50 FEET TO THE POINT OF BEGINNING, CONTAINING 1.115 ACRES OF LAND, MORE OR LESS.



NOS0000006386973

C&S No. 44-16-0925 / VA / No  
Freedom Mortgage Corporation

### NOTICE OF 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. Sender is: Codilis & Stawiariski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** July 24, 2011

**Grantor(s):** Jerald Burr and Linda K. Kanode, Husband and Wife

**Original Trustee:** Network National Title, Inc.

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Amerigroup Mortgage Corporation a Division of Mortgage Investors Corporation, its successors and assigns

**Recording Information:** Vol. 2084, Page 688, or Clerk's File No. 201108477, in the Official Public Records of BASTROP County, Texas.

**Current Mortgagee:** Freedom Mortgage Corporation

**Mortgage Servicer:** Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 300 Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 12/06/2016                      **Earliest Time Sale Will Begin:** 1:00 PM

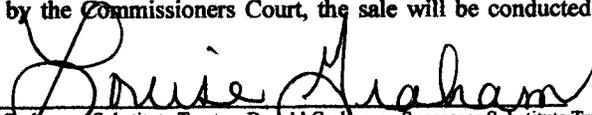
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

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.

**Legal Description:**  
LOT 23, BLOCK B, SHENANDOAH SUBDIVISION, PHASE ONE, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET NO. 3, PAGE 136B, RECORDS OF BASTROP COUNTY, TEXAS.

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the BASTROP County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

**For Information:**  
Codilis & Stawiariski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200

  
Louise Graham as Substitute Trustee, Donald Graham as Successor Substitute Trustee, Megan Randle-Bender as Successor Substitute Trustee, Jill Nichols as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**FILED**  
**NOV 14 2016**  
Rose Pietsch  
Bastrop County Clerk  
12:17 PM



C&S No. 44-16-1814 / FHA / No  
JPMorgan Chase Bank, National Association

### NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** September 20, 2002

**Grantor(s):** Frederick Bleibtreu and spouse, Maria Bleibtreu

**Original Trustee:** Thomas E. Black, Jr.

**Original Mortgagee:** Origin Mortgage

**Recording Information:** Vol. 1267, Page 558, or Clerk's File No. 200216117, in the Official Public Records of BASTROP County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 12/06/2016                      **Earliest Time Sale Will Begin:** 1:00 PM

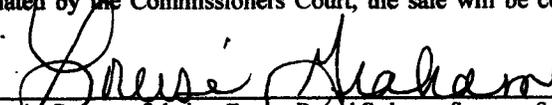
**The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.**

**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.**

**Legal Description:**  
LOT TEN (10), BLOCK "E", HIGH VIEW RANCH, PHASE 3A, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET 4, PAGE 44A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the BASTROP County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

**For Information:**  
Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200

  
Louise Graham as Substitute Trustee, Donald Graham as Successor Substitute Trustee, Megan Randle-Bender as Successor Substitute Trustee, Jill Nichols as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**FILED**  
**NOV 14 2016**  
Rose Pietsch  
Bastrop County Clerk  
12:17 PM



24

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Matter No.: 048696-TX

Date: November 1, 2016

County where Real Property is Located: Bastrop

ORIGINAL MORTGAGOR: SUSANNE N. O'DELL, AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR AMERIFIRST FINANCIAL, INC., A CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 6/18/2014, RECORDING INFORMATION: Recorded on 6/19/2014, as Instrument No. 201407386, in Book 2328, Page 92,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 17, CEDAR HILLS, SECTION I, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 1, APGE 69B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 12/6/2016, the foreclosure sale will be conducted in Bastrop County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC  
3043 Townsgate Rd, Suite 200  
Westlake Village, CA 91361

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.

FILED  
NOV 14 2016  
Rose Pietsch  
Bastrop County Clerk  
12:17 PM



Matter No.: 048696-TX

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.



By: \_\_\_\_\_ Substitute Trustee  
LOUISE GRAHAM, DONALD GRAHAM, SUSAN MILLS,  
JAMES MILLS, EMILY NORTHERN, MEGAN RANDLE-  
BENDER, JILL NICHOLS, FREDERICK BRITTON, JACK  
BURNS II, PATRICIA SANDERS, ZANA JACKSON,  
PAMELA THOMAS, KRISTOPHER HOLUB, PATRICK  
ZWIERS, TANYA GRAHAM, DANIEL WILLSIE, AARTI  
PATEL, SARA EDINGTON, ROBERT L. NEGRIN, PAUL A.  
HOEFKER

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

**NOTICE OF FORECLOSURE SALE**

State of Texas           §  
                                  §  
County of Bastrop       §

Notice is hereby given of a public non-judicial foreclosure sale.

1. **Property To Be Sold.** The property to be sold is described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY REFERENCE MADE PART  
HEREOF

2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

**Date:** December 6, 2016

**Time:** The sale shall begin no earlier than 01:00 PM or no later than three hours thereafter.

**Place:** Bastrop County Courthouse in Bastrop, Texas, at the following location: the area designated by the Commissioners Court of Bastrop, Bastrop County, Texas, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of 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.

1002896-1

**FILED**

**NOV 14 2016**

Rose Pietsch  
Bastrop County Clerk

12:20 PM

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Evelyn Washington.
5. Obligations Secured. The Deed of Trust is dated April 26, 2013, and is recorded in the office of the County Clerk of Bastrop County, Texas, in/under Document No. 201305973, Official Public Records of Bastrop County, Texas. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of \$73,500.00, executed by Evelyn Washington, and payable to the order of Maverick Funding Corp..

**Original Mortgagee: Maverick Funding Corp..**

**Current Mortgagee of Record: Reverse Mortgage Solutions, Inc. whose address is 14405 Walters Road, Suite 200, Houston, TX 77014.**

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Jeffrey B. Lewis  
Robertson Anschutz Vettors  
1500 City West Blvd., Suite 700  
Houston, TX 77042

DATED November 14, 2016.

  
Louise Graham and/or Donald Graham and/or Randy  
Jennings, Substitute Trustee  
c/o Robertson Anschutz Vettors  
1500 City West Blvd., Suite 700  
Houston, TX 77042  
Phone: 713-244-1360

**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.**

**EXHIBIT A**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND AND BEING A PART OF LARSEN LOT NO. FOUR (4), EAST OF MAIN STREET IN THE CITY OF BRIDGEPORT, COUNTY OF IOWA, LOCALLY KNOWN AS LOT NO. 144 (4), OUT OF SAID FARM LOT NO. FOUR (4), AND BEING THE RESIDUE AND SOUTHERN PORTION OF THE FOLLOWING DESCRIBED PROPERTY, AND BEING A LOT FRONTING APPROXIMATELY 100 FEET ON PECAN STREET AND BEING APPROXIMATELY 100 FEET DEEP, TO-WIT:

BEING FRACTIONAL PART OF FARM LOT NO. FOUR (4), EAST OF MAIN STREET IN SAID TOWN AND IS SOUTH OF AND ADJACENT TO THE RIGHT-OF-WAY OF THE M. & T. RAILWAY COMPANY AND IS OUT OF THE NORTH EAST CORNER OF SAID FARM LOT NO. FOUR (4), SOUTH OF SAID RAILWAY RIGHT-OF-WAY, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID FARM LOT NO. FOUR (4), AS A POINT WHEREOF SOUTH SIDE OF SAID RAILWAY RIGHT-OF-WAY INTERSECTS PECAN STREET; THENCE SOUTHWEST THE WEST END OF SAID RAILWAY RIGHT-OF-WAY 120 FEET TO THE NORTH LINE OF A LOT OWNED BY FLORENCE JOHNSON; THENCE WEST WITH THE SOUTH LINE OF FLORENCE JOHNSON 100 FEET TO THE EAST LINE OF SAID LOT OWNED BY J. T. CROPP; THENCE SOUTHWEST THE EAST LINE OF THE CROPP LOT 100 FEET TO THE SOUTH END OF THE M. & T. RAILWAY RIGHT-OF-WAY; THENCE EAST WITH THE LINE OF SAID RIGHT-OF-WAY; THENCE EAST WITH THE LINE OF SAID RIGHT-OF-WAY 100 FEET TO THE TO THE N.E. CORNER OF SAID FARM LOT NO. FOUR (4), THE POINT AND PLACE OF BEGINNING.

CASE NO. 21-62



IN RE: ORDER FOR FORECLOSURE  
CONCERNING  
1612 PECAN STREET  
BASTROP, TX 78003

IN THE DISTRICT COURT OF

UNDER TEX. CIV. PR.

BASTROP COUNTY, TEXAS

PETITIONER:

REVERSE MORTGAGE SOLUTIONS,  
INC.

RESPONDENT(S):

EVELYN WASHINGTON

21<sup>ST</sup> JUDICIAL DISTRICT

**HOME EQUITY FORECLOSURE ORDER**

1. On this day, the Court considered Petitioner's Motion for a Default Order granting its application for an expedited foreclosure order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is Evelyn Washington, 1612 Pecan Street, Bastrop, TX 78003. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten (10) days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 1612 Pecan Street, Bastrop, TX 78003 with the following legal description:  
**LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY REFERENCE MADE PART HEREOF**
4. The lien to be foreclosed is insured or secured by Document No. 202000273 and recorded in the real property records of Bastrop County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this Order.
6. Based on the affidavit of the Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Act, 50 U.S.C. App. § 501 et seq.

FORM 1-1 (08/04/17) - Foreclosure Order - Rev. 07/2013

FILED  
9-10-20  
2020  
DISTRICT CLERK  
BASTROP COUNTY, TEXAS



7. Therefore, the Court grants Petitioner's Motion for a Default Order under the Texas Rules of Civil Procedure 736.1 and 736.2. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement sought to be foreclosed.
8. This Order is not subject to a motion for rehearing, new trial, bill of review or appeal. Any challenge to this Order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.2.

SIGNED THIS 12<sup>th</sup> day of July, 2016

*[Handwritten Signature]*  
 JAMES W. ...

APPROVED AS TO FORM:

*[Handwritten Signature]*

Jelley E. Lewis  
 Robinson Assistant Veterans  
 1500 City West Blvd., Suite 700  
 Houston, TX 77042  
 Tel. 713-244-1340  
 Fax: (713) 888-2763  
 jlewis@robins.com  
 ATTORNEY FOR PETITIONER

I, the undersigned Clerk of District and County Court of Tarrant County, Texas, do hereby certify that the foregoing is a true and correct copy of the original document now on file and stored in my office. Witness my hand and seal of said Court, this 12<sup>th</sup> day of July, 2016.  
 Susan O'Brien, Clerk of Court  
*[Handwritten Signature]*

10886-1 (08/16/02) - Tarrant County, TX - Rev. 10/2015

FILED a:dot:tom  
 DATE 7/12/16  
 COUNTY TARRANT  
 TARRANT COUNTY CLERK'S OFFICE

**EXHIBIT A**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, AND BEING A PART (2-1) AND LOT NO. FOUR (4), EAST OF MAIN STREET IN THE CITY OF GARDNER, GARLAND COUNTY, TEXAS, LOCALLY KNOWN AS LOT NO. 4, PART (2), OUT OF SAID FARM LOT NO. FOUR (4), AND BEING THE RESIDUAL AND SOUTHWEST PORTION OF THE FOLLOWING DESCRIBED PROPERTY, AND BEING A LOT FRONTING APPROXIMATELY 125 FEET ON PECAN STREET AND BEING APPROXIMATELY 125 FEET DEEP, TO-WIT:

BEING A PORTION OF FARM LOT NO. FOUR (4), EAST OF MAIN STREET IN SAID TOWNSHIP IS SOUTH OF AND ADJACENT THE RIGHT-OF-WAY OF THE M. & T. RAILWAY COMPANY AND IS OUT OF THE NORTH EAST CORNER OF SAID FARM LOT NO. FOUR (4), SOUTH OF SAID RAILWAY RIGHT-OF-WAY, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF SAID FARM LOT NO. FOUR (4) AT A POINT WHERE OF SOUTH BOUNDARY OF SAID RAILWAY RIGHT-OF-WAY INTERSECTS PECAN STREET; THENCE SOUTH WITH THE WEST BOUNDARY OF SAID PECAN STREET 125 FEET TO THE NORTH LINE OF A LOT OWNED BY FLORENCE JOHNSON, THENCE WEST WITH THE SOUTH-WEST LINE OF SAID LOT 125 FEET TO THE EAST LINE OF SAID LOT OWNED BY J. T. PERDUE; THENCE NORTH WITH THE EAST LINE OF THE SAID LOT 125 FEET TO THE SOUTH BOUNDARY OF THE M. & T. RAILWAY RIGHT-OF-WAY; THENCE EAST WITH THE LINE OF SAID RIGHT-OF-WAY; THENCE EAST WITH THE LINE OF SAID RIGHT-OF-WAY 125 FEET TO THE TO THE N.E. CORNER OF SAID FARM LOT NO. FOUR (4), THE POINT AND PLACE OF BEGINNING.

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 05/06/2011  
**Grantor(s):** LEROY NELLIS II, A MARRIED MAN, NOT JOINED HEREIN BY MY SPOUSE AS THE HEREINAFTER DESCRIBED PROPERTY CONSTITUTES NO PART OF OUR BUSINESS OR RESIDENTIAL HOMESTEAD  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ENVOY MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$144,000.00  
**Recording Information:** Book 2066 Page 694 Instrument 201105038  
**Property County:** Bastrop  
**Property:**

1.281 ACRE, MORE OR LESS, BEING A PORTION OF FARM LOT 16, WEST OF MAIN STREET, CITY OF BASTROP, BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 1, PAGE 23A, PLAT RECORDS OF BASTROP COUNTY, TEXAS; SAID 1.281 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

BEING A 1.281 ACRE TRACT OF LAND LYING IN AND SITUATED OUT OF FARM LOT 16, WEST OF MAIN STREET, CITY OF BASTROP, BASTROP COUNTY, TEXAS AS SHOWN ON MAP RECORDED IN PLAT CABINET 1, PAGE 23A PLAT RECORDS OF BASTROP COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CERTAIN TRACT OF LAND CONVEYED TO LAWRENCE INGE AND WIFE, LUDIE ANN INGE BY DEED RECORDED IN VOLUME 205, PAGE 524 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 1.281 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON AND ASSOCIATES IN FEBRUARY, 2005: BEGINNING AT AN IRON ROD SET ON THE WEST LINE OF WILSON STREET FOR THE SOUTHEAST CORNER HEREOF AND SAID INGE TRACT; THENCE N 90 DEGREES 00'00" W, PASSING AN IRON ROD FOUND FOR THE COMMON NORTHERLY CORNER OF THAT CERTAIN 0.548 ACRE TRACT OF LAND CONVEYED TO ROBERT RUNKLE BY DEED RECORDED IN VOLUME 952, PAGE 305 OF SAID DEED RECORDS AND THAT CERTAIN 0.45 ACRE TRACT OF LAND CONVEYED TO SUSAN RUNKLE BY DEED RECORDED IN VOLUME 1164, PAGE 75 OF SAID DEED RECORDS AT A DISTANCE OF 259.38 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 361.50 FEET TO A 5/8" IRON ROD FOUND WITH CAP STAMPED "RPLS1753" FOR THE NORTHWEST CORNER OF SAID SUSAN RUNKLE TRACT; THENCE N 00 DEGREES 28'12" E A DISTANCE OF 182.23 FEET TO AN IRON ROD SET FOR THE NORTHWEST CORNER HEREOF AND SOUTHWEST CORNER OF THAT CERTAIN 2.292 ACRE TRACT OF LAND CONVEYED TO THAD JOHNSON BY DEED RECORDED IN VOLUME 322, PAGE 33 OF SAID DEED RECORDS; THENCE N 90 DEGREES 00'00" E A DISTANCE OF 254.00 FEET TO AN IRON ROD SET FOR THE SOUTHEAST CORNER OF THAT CERTAIN 0.468 ACRE TRACT OF LAND CONVEYED TO MARTHA WATTS AND THE NORTHWEST CORNER OF THAT CERTAIN 0.224 ACRE TRACT OF LAND CONVEYED TO TWIN BURNHAM BY DEED RECORDED IN VOLUME 273, PAGE 169 OF SAID DEED RECORDS; THENCE S 01 DEGREE 15'10" W A DISTANCE OF 92.44 FEET TO AN IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID BURNHAM TRACT; THENCE N 89 DEGREES 53'41" E A DISTANCE OF 107.00 FEET TO AN IRON ROD SET ON THE WEST LINE OF WILSON STREET FOR THE SOUTHEAST CORNER OF SAID BURNHAM TRACT; THENCE S 00 DEGREES 39'02" E A DISTANCE OF 90.00 FEET ALONG WILSON STREET TO THE POINT OF BEGINNING AND CONTAINING 1.281 ACRES OF LAND, MORE OR LESS, AND AS SHOWN ON SKETCH OF SURVEY PREPARED HERewith. NOTE: ALL IRON RODS SET ARE 1/2" WITH PLASTIC CAP STAMPED "JE GARON-RPLS4303"

**Reported Address:** 1606 WILSON STREET, BASTROP, TX 78602

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Bank, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N.A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**FILED**  
**NOV 14 2016**

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of January, 2017  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TEXAS in Bastrop County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Bastrop County Commissioner's Court.

Rose Pietsch  
 Bastrop County Clerk

12:22 PM

**Substitute Trustee(s):** Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwierns, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Louise Graham, Donald Graham, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Louise Graham, Donald Graham, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Louise Graham, Donald Graham, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

1.904 acre tract  
Bastrop County

27

**Notice of Foreclosure Sale**

**DATE:** November 10, 2016

**Deed of Trust**

**Dated:** August 1, 2015

**Grantor:** Alpesh Patel and Hiral Patel

**Trustee:** Karl R. Quebe

**Lender:** Bob Patterson

**Recorded in:** Deed of Trust recorded under Clerk's file number 201509876 of the real property records of Bastrop County, Texas.

**Legal Description:** That Certain 1.904 acre tract in the Thomas Garretson Survey in the City of Elgin, Bastrop County, Texas, being all of that certain 1.00 acre tract described in a Sheriff's Deed to Bob Patterson, dated April 16, 2004, recorded in Volume 1440, Page 419, Bastrop County Official Records, and being all that certain 1.00 acre tract described in a Sheriff's Deed to Bob Patterson, dated June 3, 2008, recorded in Volume 1845, Page 568, Bastrop County Official Records, and being further described on Exhibit "A" attached hereto.

**Secures:** Note dated August 1, 2015 in the original principal amount of \$40,500.00, executed by Alpesh Patel and Hiral Patel ("Borrower") and payable to the order of Lender.

**Foreclosure Sale:**

**Date:** Tuesday, December 6, 2016

**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 11:00 A.M. The sale will be completed by no later than 2:00 P.M.

**Place:** Bastrop County Courthouse in Bastrop, Texas, at the following location:  
North door of the Bastrop County Courthouse, Bastrop, Texas, or as designated by the County Commissioners of Bastrop County, Texas.

**FILED**

**NOV 15 2016 1:20**

Rose Pietsch  
Bastrop County Clerk *pm*

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 Bob Patterson'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, Bob Patterson, the owner and holder of the Note, has requested Trustee to sell the Property.

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

If Bob Patterson 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 Bob Patterson. 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, or 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 Trustee or Substitute 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.**

**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.**



---

Karl R. Quebe, Trustee  
5400 Bosque Blvd., Ste. 603  
Waco, Texas 76710  
Telephone (254) 751-1830  
Telecopier (254) 751-1833

Z:\wp2\PATTERSONPATEL\Notice of Foreclosure Sale k.10.rtf

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 11, 2016

DEED OF TRUST:

DATE: JANUARY 4, 2009

GRANTOR: EUSEBIO TORRES AND MARIA CONSUELO VEGA

TRUSTEE: RYAN B. SHAPIRO

BENEFICIARY: HVR PHASE 3, LTD.

COUNTY WHERE PROPERTY IS LOCATED: Bastrop

RECORDED IN: Instrument #200900177, Volume 1885, Page 119 Official Records of Bastrop County, Texas

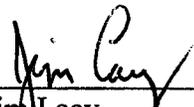
PROPERTY: Lot Eighteen (18), Block "B", HIGH VIEW RANCH SUBDIVISION, PHASE 3C, a subdivision in Bastrop County, Texas, according to the map or plat recorded in Plat Cabinet 5, Pages 17B & 18A, Plat Records of Bastrop County, Texas.

DATE OF SALE: December 6, 2016 between 10:00 a.m. and 1:00 p.m.

PLACE OF SALE OF PROPERTY:

The North Door of the Bastrop County Courthouse or as designated by the County Commissioners.

Because of default in performance of the obligations of the 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 to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within 3 hours after that time.

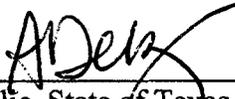
  
\_\_\_\_\_  
Jim Lacy  
SUBSTITUTE TRUSTEE

FILED  
NOV 15 2016  
Rose Pietsch  
Bastrop County Clerk  
1:30 pm

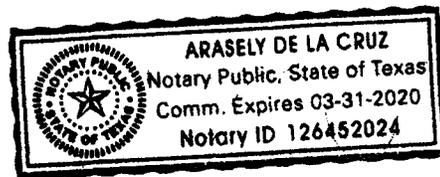
STATE OF TEXAS

COUNTY OF BASTROP

This instrument was acknowledged before me on the 11 day of  
November, 2016, by Jim Lacy.

  
\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

AFTER RECORDING RETURN TO:  
Jim Lacy  
102 Green Mountain Dr.  
Cedar Creek, Texas 78612



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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DATE: November 11, 2016

DEED OF TRUST:

DATE: OCTOBER 28, 2011

GRANTOR: HERACLIO QUIJADA

TRUSTEE: RYAN B. SHAPIRO

BENEFICIARY: HVR PHASE 3, LTD.

COUNTY WHERE PROPERTY IS LOCATED: Bastrop

RECORDED IN: Instrument #201115052, Volume 2115, Page 473 Official  
Records of Bastrop County, Texas

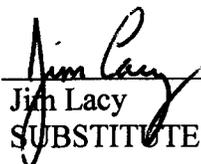
PROPERTY: Lot Thirty (30), Block "D", HIGH VIEW RANCH  
SUBDIVISION, PHASE 3D, a subdivision in Bastrop County,  
Texas, according to the map or plat recorded in Plat Cabinet 5,  
Pages 24A, Plat Records of Bastrop County, Texas.

DATE OF SALE: December 6, 2016 between 10:00 a.m. and 1:00 p.m.

PLACE OF SALE OF PROPERTY:

The North Door of the Bastrop County Courthouse or as designated by the  
County Commissioners.

Because of default in performance of the obligations of the 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 to satisfy the debt secured by the Deed of Trust. The sale  
will begin at the earliest time stated above or within 3 hours after that time.

  
\_\_\_\_\_  
Jim Lacy  
SUBSTITUTE TRUSTEE

FILED

NOV 15 2016

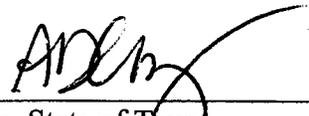
Rose Pietsch  
Bastrop County Clerk

1:33  
pm

STATE OF TEXAS

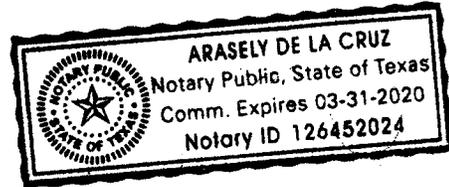
COUNTY OF BASTROP

This instrument was acknowledged before me on the 11 day of  
November, 2016, by Jim Lacy.



\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

AFTER RECORDING RETURN TO:  
Jim Lacy  
102 Green Mountain Dr.  
Cedar Creek, Texas 78612



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** November 15, 2016

**Deed of Trust**

**Date:** February 19, 2013

**Grantor:** Bonifacio Beccerra Campos and Blanca Alicia Valdez

**Beneficiary:** Turner's Rainmaker, Inc.

**Substitute Trustee:** Charles A. Turner

**Recording Information:** Document No. 201304923, Official Public Records of Bastrop County, Texas

**Note**

**Date:** February 19, 2013

**Amount:** EIGHTY THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$80,800.00)

**Debtor:** Bonifacio Beccerra Campos and Blanca Alicia Valdez

**Holder:** Turner's Rainmaker Inc.

**Holder and Beneficiary:** Turner's Rainmaker Inc.  
Dripping Springs, Texas

**EXTENSIONS:** None

**Property:** Lots 1 & 2, Block 1, Rancho Encino, a subdivision of record according to the map or plat of record filed in Cabinet 5, Pages 82A through 84A of the Official Public Records of Bastrop County, Texas.

**Date of Sale of Property (first Tuesday of month):** December 6, 2016

**Earliest Time of Sale of Property (between 10:00 a.m. and 4:00 p.m.):** 12:00 p.m.

**FILED**

**NOV 15 2016**

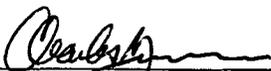
Rose Pietsch  
Bastrop County Clerk

12:33 AM

Document # 201615077  
was filed on 11-15-16  
but has not been verified  
Rose Pietsch, County Clerk  
Bastrop County, Texas

**Place of Sale of Property (including county):** At the area designated by the Bastrop County Commissioner's court in accordance with Section 51.002 of the Texas Property Code, being the North entrance of the courthouse, City of Bastrop, Bastrop County, Texas.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

By:   
Charles A. Turner  
SUBSTITUTE TRUSTEE

THE STATE OF TEXAS, )

COUNTY OF HAYS, )

The above instrument was acknowledged before me on the 15 day of Nov. 2016, by CHARLES A. TURNER, substitute Trustee, in his capacity therein expressed.



  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO :**  
Turner's Rainmaker Inc.  
P.O. Box 1765  
Dripping Springs, Texas 78620

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** November 15, 2016

**Deed of Trust**

**Date:** January 31, 2014

**Grantor:** Bonifacio Beccerra Campos and Blanca Alicia Valdez

**Beneficiary:** Turner's Rainmaker, Inc.

**Substitute Trustee:** Charles A. Turner

**Recording Information:** Document No. 201402129, Official Public Records of Bastrop County, Texas

**Note**

**Date:** January 31, 2014

**Amount:** THIRTY SEVEN THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$37,400.00)

**Debtor:** Bonifacio Beccerra Campos and Blanca Alicia Valdez

**Holder:** Turner's Rainmaker Inc.

**Holder and Beneficiary:** Turner's Rainmaker Inc.  
Dripping Springs, Texas

**EXTENSIONS:** None

**Property:** Lot 3, Block 1, Rancho Encino, a subdivision of record according to the map or plat of record filed in Cabinet 5, Pages 82A through 84A of the Official Public Records of Bastrop County, Texas.

**Date of Sale of Property (first Tuesday of month):** December 6, 2016

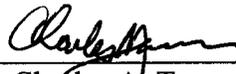
**Earliest Time of Sale of Property (between 10:00 a.m. and 4:00 p.m.):** 12:00 p.m.

**FILED**  
**NOV 15 2016**  
Rose Pietsch  
Bastrop County Clerk  
12:33 PM

Document # 201615075  
was filed on 11-15-16  
but has not been verified  
Rose Pietsch, County Clerk  
Bastrop County, Texas

**Place of Sale of Property (including county):** At the area designated by the Bastrop County Commissioner's court in accordance with Section 51.002 of the Texas Property Code, being the North entrance of the courthouse, City of Bastrop, Bastrop County, Texas.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

By:   
Charles A. Turner  
SUBSTITUTE TRUSTEE

THE STATE OF TEXAS, )

COUNTY OF HAYS, )

The above instrument was acknowledged before me on the 15 day of Nov 2016, by CHARLES A. TURNER, substitute Trustee, in his capacity therein expressed.



  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO :**

Turner's Rainmaker Inc.  
P.O. Box 1765  
Dripping Springs, Texas 78620