

1

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:

LOT FORTY-FIVE (45), BLOCK B, ELM RIDGE PHASE 1-B, A SUBDIVISION IN BASTROP COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET 2, PAGE 301A-302A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

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

Date: **November 1, 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

1003279-1

FILED
AUG 15 2016
Rose Pietsch
Bastrop County Clerk

11:17am

applicable property records to determine the nature and extent of such matters, if any.

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.

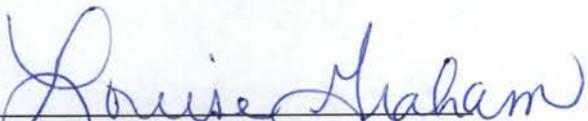
4. **Type of Sale.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Brian W Thorn, Jamie Thorn.**
5. **Obligations Secured.** The Deed of Trust is dated **April 18, 2002**, and is recorded in the office of the County Clerk of **Bastrop** County, Texas, in/under **Document No. 200206697, Book Vol 1224, Page 476, 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 **\$107,580.00**, executed by **Brian W Thorn, Jamie Thorn**, and payable to the order of **SD Mortgage Services, LTD.**

Original Mortgagee: SD Mortgage Services, LTD.

Current Mortgagee of Record: Nationstar Mortgage, LLC whose address is **8950 Cypress Waters Blvd., Coppell, TX 75019.**

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 CityWest Blvd., Suite 700
Houston, TX 77042
DATED August 15, 2016.


Louise Graham and/or Donald Graham and/or Randy Jennings, Louise Graham, 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, Substitute Trustee
c/o Robertson Anschutz Vettors
1500 CityWest 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.

1003279-1

2.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: September 15, 2016

Deed of Trust

Date: July 31, 2016

Grantor: Jose Sandoval and Cecilia Sandoval

Beneficiary: Turner's Rainmaker, Inc.

Substitute Trustee: Charles A. Turner

Recording Information: Document No. 201414675, Official Public Records of Bastrop County, Texas

Note

Date: July 31, 2014

Amount: FORTY FOUR THOUSAND AND NO/100 DOLLARS (\$44,000.00)

Debtor: Jose Sandoval and Cecilia Sandoval

Holder: Turner's Rainmaker Inc.

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

EXTENSIONS: None

Property: Lot 19, Block 2, Rancho Encino, a subdivision of record according to the map or plat of record filed in Cabinet 5, Pages 156-A through 158-A of the Official Public Records of Bastrop County, Texas.

Date of Sale of Property (first Tuesday of month): November 1, 2016

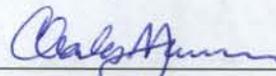
Earliest Time of Sale of Property (between 10:00 a.m. and 4:00 p.m.): 12:00 p.m.

FILED
SEP 15 2016
Rose Pietsch
Bastrop County Clerk

4:55 pm

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.

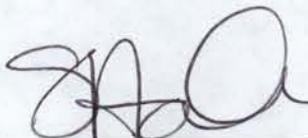
By: 
Charles A. Turner
SUBSTITUTE TRUSTEE

THE STATE OF TEXAS,)

COUNTY OF HAYS,)

The above instrument was acknowledged before me on the 15 day of September 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

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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 ATTACHED EXHIBIT "A" AND EXHIBIT "B"
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/01/2006 and recorded in Book 1718 Page 49 Document 200702635 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: 11/01/2016
 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 GLENDA WASHINGTON AND HARVEY CYPHERS, provides that it secures the payment of the indebtedness in the original principal amount of \$121,500.00, 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 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2007, GSAMP TRUST 2007-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2007, GSAMP TRUST 2007-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. **Order to Foreclose.** U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2007, GSAMP TRUST 2007-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1 obtained a Order from the 21st - Bastrop County District Court of Bastrop County on 04/20/2016 under Cause No. 171-21. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. **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
SEP 26 2016
Rose Pietsch
Bastrop County Clerk
12:16pm

EXHIBIT "A"

1.00 ACRE OF LAND, MORE OR LESS, OUT OF THE SAMUEL FRENCH SURVEY, ABSTRACT NO 165, BASTROP COUNTY, TEXAS, SAID 1.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEING 1.0 ACRE OF LAND OUT OF AND PART OF THAT CERTAIN 16.45 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE S. FRENCH AND TERESA HIGHSMITH SURVEY IN BASTROP COUNTY, TEXAS, SAID 16.45 ACRES BEING THE SAME LAND DESCRIBED IN A DEED FROM ROSINA HODGE EARL TO SHIRLEY EUGENE WHITE DATED MAY 6, 1959, AND RECORDED IN VOLUME 149, PAGE 406-407, DEED RECORDS OF BASTROP COUNTY, TEXAS SAID 1.0 ACRE ALSO BEING OUT OF AND A PART OF THAT CERTAIN 15.45 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM SHIRLEY EUGENE WHITE AND WIFE SUE WILLIS WHITE TO DONALD LOUIS WHITE, DATED JULY 14, 1975, AND RECORDED IN VOLUME 234, PAGE 123, DEED RECORDS OF BASTROP COUNTY, TEXAS, SAID 1.0 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT

BEGINNING AT AN IRON STAKE AT THE SOUTHWEST CORNER OF A 1.0 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM SHIRLEY EUGENE WHITE, ET UX TO CAROLYN IOWONA MOORE DATED OCTOBER 10, 1974 AND RECORDED IN VOLUME 226, PAGE 67, DEED RECORDS OF BASTROP COUNTY, TEXAS, SAID IRON STAKE BEING THE NORTHWEST CORNER HEREOF AND BEARING SOUTH 293.67 FEET FROM THE NORTHWEST CORNER OF THE SAID 16.45 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF THE MOORE TRACT OF LAND,

THENCE EAST A DISTANCE OF 148.33 FEET TO AN IRON STAKE IN THE EAST LINE OF SAID 16.45 ACRE TRACT OF LAND FOR THE NORTHEAST CORNER HEREOF, SAME BEING THE SOUTHEAST CORNER OF NORTHEAST CORNER HEREOF, SAME BEING THE SOUTHEAST CORNER OF THE SAID MOORE 1.0 ACRE TRACT OF LAND AND THE NORTHEAST CORNER OF THE SAID 15.45 ACRE TRACT OF LAND,

THENCE SOUTH ALONG THE SAID EAST LINE A DISTANCE OF 293.67 FEET TO AN IRON STAKE FOR THE SOUTHEAST CORNER HEREOF,

THENCE WEST A DISTANCE OF 148.33 FEET TO AN IRON STAKE IN THE WEST LINE OF THE SAID 15.45 ACRE TRACT OF LAND, SAME BEING THE WEST LINE OF THE SAID 16.45 ACRE TRACT OF LAND FOR THE SOUTHWEST LINE OF THE SAID 16.45 ACRE TRACT OF LAND FOR THE SOUTHWEST CORNER HEREOF,

THENCE NORTH ALONG THE SAID WEST LINE A DISTANCE OF 293.67 FEET TO THE PLACE OF BEGINNING.

NOTE: The company is prohibited from assuring the area or quantity of the land described herein. Any statement in the attached legal description of the area or quantity is correct, but is made only for informational and/or identification purposes and does not override item 2 of Schedule B hereof.
Order Number: 2055283
Customer Reference Number: 255414276

LEGAL DESCRIPTION

0.200 ACRE OF LAND FOR A 30' ACCESS EASEMENT OUT OF THE SAMUEL FRENCH SURVEY, ABSTRACT NO. 149 IN BASTROP COUNTY, TEXAS, COMPRISED OF A PORTION OF THAT TRACT CONVEYED AS 1.0 ACRE TO CAROLYN KOWANNA MOORE BY DEED RECORDED IN VOLUME 226, PAGE 677, DEED RECORDS OF BASTROP COUNTY AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF C. RICHARD HALTEL, R.P.L.S. NO. 4798 DURING OCTOBER, 2006:

BEGINNING at an iron rod found for the west corner at the north termination hereof, the common north corner of said Moore tract and that tract conveyed as Tract 6, 14.45 acres to Julia Edmonson by deed recorded in Volume 190, Page 415 of said Deed Records and a point on the south line of Hoffman Road (County Road No. 215);

THENCE S 89°15'08" E, 30.00 feet along the south line of said Hoffman Road to a point for the east corner at the north termination hereof;

THENCE S 00°05'59" W, 293.18 feet over and across said Moore tract along a line 30.00 feet east of a parallel to the west line hereof to a point for the east corner at the south termination hereof, a point on the common line of said Moore tract and that tract conveyed as 1.0 acre to Harvey Cyphers and Gladys Cyphers by deed recorded in Volume 1500, Page 735, Official Records of Bastrop County, same being the east corner at the north termination of a 30' Passageway or Road Easement of record in Volume 318, Page 118 and Volume 318, Page 120, both of said Deed Records;

THENCE N 88°55'47" W, 30.00 feet to an iron pipe found for the west corner at the south termination hereof, the common west corner of said Moore and said Cyphers tracts and a point on the east line of said Edmonson tract, same being the west corner at the north termination of said Passageway or Road Easement;

THENCE N 00°05'59" E, 292.66 feet (bearing basis for this survey from said Volume 1500, Page 735) along the common line of said Moore and said Edmonson tracts to the POINT OF BEGINNING, containing 0.202 acre of land, more or less, for a 30' Access Easement.

EXHIBIT B

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Rose Pietsch

February 22, 2007 03:30:09 PM
RPIETSCH FEE: \$84.00 BOOK:1718 PAGE:49-66
ROSE PIETSCH, County Clerk
Bastrop, Texas

DTRUST 200702635

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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

SEP 26 2016

Rose Pietsch
Bastrop County Clerk

12:33pm

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of November, 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 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

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.

TS No.: 2016-01163-TX

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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:** 11/01/2016**Time:** The sale will begin at 01:00 PM or not later than three hours after that time**Place:** Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602 - THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**Property Address:** 800 Lavaca Loop, Elgin, TX 78621**2. Terms of Sale: Cash**

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/12/2005 and recorded 07/18/2005 in Document 200510880, in Book: 1552 and Page: 269. Home Affordable Modification Agreement recorded on 2/23/2015, in instrument no. 201502295, real property records of Bastrop County Texas, with Terry I. Glover, a single person grantor(s) and Alethes, LLC, as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary.

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 Terry L. Glover, a single person securing the payment of the indebtedness in the original principal amount of \$ 111,112.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and the deed of trust or contract lien.

FILED

SEP 26 2016

Rose Pietsch
Bastrop County Clerk

12:33pm

TS No.: 2016-01163-TX

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:

LOT 69, BLOCK A, COUNTY LINE SUBDIVISION, PHASE III, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE OR PLAT OF RECORD IN CABINET NO 4, PAGE 138B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

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**

TS No.: 2016-01163-TX

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

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

Doug Woodard, Julian Perrine, Dan Hart, 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, Chance 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.

6

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

SEP 29 2016

Rose Pietsch
Bastrop County Clerk

3:11 PM

BASTROP County
Deed of Trust Dated: January 23, 2007
Amount: \$107,905.00
Grantor(s): STEVEN MICHAEL KOTULA

Original Mortgagee: AMERICA'S WHOLESAL LENDER
Current Mortgagee: DITECH FINANCIAL LLC

Mortgagee Address: DITECH FINANCIAL LLC, 4250 North Freeway, Fort Worth, TX 76137

Recording Information: Document No. 200701161

Legal Description: SEE EXHIBIT "A"

Date of Sale: November 1, 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.

AARTI PATEL OR 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, 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.

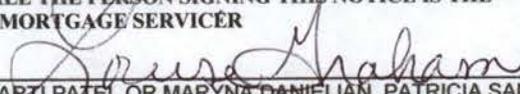
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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



SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-015295



AARTI PATEL OR 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, JILL
NICHOLS, MEGHAN LAMONTE, JOHN LATHAM, MICHAEL LATHAM
OR WENDY ALEXANDER
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

EXHIBIT "A"

Page One of Two

DALE L. OLSON
REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET (512) 321-5478 BASTROP, TEXAS 78802

FIELD NOTES FOR A 1.003 ACRE TRACT IN THE BASTROP TOWN TRACT IN
BASTROP COUNTY, TEXAS.

Being a 1.003 acre tract or parcel of land out of and being a part of the Bastrop Town Tract, A-11, in Bastrop County, Texas, and being all of that certain tract said to contain 1.00 acres described in a deed from Robert E. Casey to Merle G. Johnson, dated March 11, 1994, recorded in Vol 700, Pg 868, Bastrop County Deed Records. Said tract being a part of that certain 108.77 acre tract described as First, Second, and Third tracts in a Quitclaim Deed from the United States of America to Ida Byers, recorded in Vol. 128, Pg 807, Bastrop County Deed Records. Herein described tract or parcel being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the north line of County Road No. 339 and occupied south line of the said 108.77 acre tract, the southeast corner of that certain 1.000 acre tract described in a deed from Ida Byers to Gall L. Smith dated Nov. 2, 1978, recorded in Vol. 289, Pg 84, Bastrop County Deed Records for the southwest corner of this tract.

THENCE with the east line of the Smith 1.000 acre tract, N 00 deg. 01 min. 56 sec. W, 209.23 feet to the northeast corner of same, a 1/2 inch iron rod found at a fence corner in a upper south line of that certain 96.667 acre tract described in a deed from August D. Schindler, et al, to Willie E. Perkins, et ux, recorded in Vol. 436, Pg. 509, Bastrop County Deed Records for the northwest corner of this tract.

THENCE with a upper south line of the Perkins 96.667 acre tract, S 86 deg. 08 min. 14 sec. E, 203.11 feet to an interior corner of same, a 2 inch steel fence corner post found for the northeast corner of this tract.

THENCE with a lower west line of the Perkins 96.667 acre tract, S 00 deg. 00 min. 42 sec. W, 221.95 feet to a lower southwest corner of same, a 2 inch steel fence corner post found in the north line of County Road No. 339, the occupied south line of the said 108.77 acre tract for the southeast corner of this tract.

7

ASSERT AND PROTECT YOUR RIGHTS AN A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE 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 COMPONANT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE CONTACT AND SEND WRITTEN NOTICE TO THE SENDER OF THIS NOTICE IMMEDIAETLY.

380 Young School House Road
Smithville, Texas 78957

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Information:

Date: September 28, 2011

Grantor(s): Henry C. Algermissen, an unmarried man

Original Mortgagee: Network Funding, LP
9700 Richmond Avenue, Suite 320
Houston, Texas 77042

Current Mortgagee: Finance of America Reverse, LLC f/k/a
Urban Financial of America, LLC f/k/a
Urban Financial Group, Inc.
14405 Walters Road, Suite 200
Houston, Texas 77014

Original Principal Balance: \$216,183.50

Recorded in: 201110975

Property County: Bastrop County

Legal Description: See Exhibit "A" attached hereto and incorporated herein for all purposes.

Sale Information:

Date of Sale: November 1, 2016

Time of Sale: 1:00 a.m. or within three hours thereafter

Place of Sale: THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TEXAS, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Substitute Trustee: Louise Graham or Donald Graham or Jill Nichols, either to act

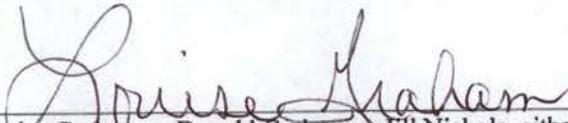
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

FILED

SEP 29 2016

Rose Pietsch
Bastrop County Clerk

3:13 PM



Louise Graham or Donald Graham or Jill Nichols, either to act
Substitute Trustee
c/o Johnson DeLuca Kurisky & Gould, P.C.
4 Houston Center
1221 Lamar, Suite 1000
Houston, Texas 77010

EXHIBIT "A"

APPROXIMATELY 2.199 ACRES of land being out of and a portion of the MICAH ANDREWS SURVEY, ABSTRACT NO. 74, in Bastrop County, Texas, and being a portion of that called 68.72 acres of land conveyed in deed recorded in Volume 1268, Page 747, of the Official Public Records of Bastrop County, Texas. Said 2.199 acres being more particularly described by metes and bounds as:

COMMENCING for reference at a 1/2 inch iron rod found with a red plastic cap stamped "4758" along the west right-of-way line of Young School House Road (ROW Varies), same being the northeast corner of that certain 20.00 acre tract of land described by deed to Uwe Moeller and Barbara M. Stouffer as recorded in Volume 1110, Page 861 of the Official Records of Bastrop County, Texas, same being the southeast corner of said 68.72 acre tract of land;

THENCE, North 07°05'51" East, along the common dividing line of said Young School House Road and said 68.72 acre tract of land, a distance of 415.55 feet to a 1/2 inch iron rod with an orange cap set for the most easterly southeast corner of said 2.199 acre tract of land, same being the TRUE POINT OF BEGINNING of the herein described tract;

THENCE, departing said Young School House Road and through the interior of said 68.72 acre tract of land the following thirteen (13) courses and distances:

1. North 82°54'09" West, a distance of 23.78 feet to a 1/2 inch iron rod with an orange plastic cap set for an ell corner in the south property line of said 2.199 acre tract and land and the herein described tract;

2. North 07°05'51" East, a distance of 33.83 feet to a 1/2 inch iron rod with an orange plastic cap set for an ell corner in the south property line of said 2.199 acre tract and land and the herein described tract;

3. North 88°11'38" West, a distance of 1229.70 feet to a 1/2 inch iron rod with an orange plastic cap set for an angle point in the south property line of said 2.199 acre tract and land and the herein described tract;

4. South 56°26'01" West, a distance of 44.87 feet to a 1/2 inch iron rod with an orange plastic cap set for an angle point in the south property line of said 2.199 acre tract and land and the herein described tract;

5. South 01°32'31" West, a distance of 76.67 feet to a 1/2 inch iron rod with an orange plastic cap set for the most westerly southeast corner of said 2.199 acre tract of land and the herein described tract;

CAUSE NO. 237-335

IN RE: ORDER FOR FORECLOSURE
CONCERNING

380 YOUNG SCHOOL HOUSE ROAD
SMITHVILLE, TEXAS 78957

UNDER TEX. R. CIV. P. 736

PETITIONER:

FINANCE OF AMERICA REVERSE, LLC §
F/K/A URBAN FINANCIAL OF §
AMERICA, LLC §

RESPONDENT:

HENRY C. ALGERMISSEN §

IN THE DISTRICT COURT OF

BASTROP COUNTY, TEXAS

335th JUDICIAL DISTRICT

**ORDER GRANTING PETITIONER'S APPLICATION FOR EXPEDITED
FORECLOSURE UNDER TEX. R. CIV. PROC. 736**

Came on for consideration the application of Finance of America Reverse, LLC f/k/a Urban Financial of America, LLC (hereinafter Petitioner), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The Court finds this is an *in rem* proceeding; that the Application filed by Petitioner complies with TEX. R. CIV. PROC. 735 and 736; that specifically:

1. **Rule 736.8 (b) (1)** – 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.

FILED 10:17 AM
DATE 6/8/16
Sarah Loucks
District Clerk, Bastrop County

2. Rule 736.8 (b) (2) – The property to be foreclosed is commonly known as 380 Young School House Road, Smithville, Texas 78957. The legal description of the Property

is:

APPROXIMATELY 2.199 ACRES of land being out of and a portion of the MICAH ANDREWS SURVEY, ABSTRACT NO. 74, in Bastrop County, Texas, and being a portion of that called 68.72 acres of land conveyed in deed recorded in Volume 1268, Page 747, of the Official Public Records of Bastrop County, Texas. Said 2.199 acres being more particularly described by metes and bounds as:

COMMENCING for reference at a 1/2 inch iron rod found with a red plastic cap stamped "4758" along the west right-of-way line of Young School House Road (ROW Varies), same being the northeast corner of that certain 20.00 acre tract of land described by deed to Uwe Moeller and Barbara M. Stouffer as recorded in Volume 1110, Page 861 of the Official Records of Bastrop County, Texas, same being the southeast corner of said 68.72 acre tract of land;

THENCE, North 07°05'51" East, along the common dividing line of said Young School House Road and said 68.72 acre tract of land, a distance of 415.55 feet to a 1/2 inch iron rod with an orange cap set for the most easterly southeast corner of said 2.199 acre tract of land, same being the TRUE POINT OF BEGINNING of the herein described tract;

THENCE, departing said Young School House Road and through the interior of said 68.72 acre tract of land the following thirteen (13) courses and distances:

1. North 82°54'09" West, a distance of 23.78 feet to a 1/2 inch iron rod with an orange plastic cap set for an ell corner in the south property line of said 2.199 acre tract and land and the herein described tract;

2. North 07°05'51" East, a distance of 33.83 feet to a 1/2 inch iron rod with an orange plastic cap set for an ell corner in the south property line of said 2.199 acre tract and land and the herein described tract;

3. North 88°11'38" West, a distance of 1229.70 feet to a 1/2 inch iron rod with an orange plastic cap set for an angle point in the south property line of said 2.199 acre tract and land and the herein described tract;

4. South 56°26'01" West, a distance of 44.87 feet to a 1/2 inch iron rod with an orange plastic cap set for an angle point in the south property line of said 2.199 acre tract and land and the herein described tract;

5. South 01°32'31" West, a distance of 76.67 feet to a 1/2 inch iron rod with an orange plastic cap set for the most westerly southeast corner of said 2.199 acre tract of land and the herein described tract;

6. North 88°34'03" West, a distance of 157.11 feet to a 1/2 inch iron rod with an orange plastic cap set for the southwest corner of said 2.199 acre tract and land and the herein described tract;

7. North 00°46'18" West, passing a 1/2" iron rod with orange plastic cap found a distance of 229.63 feet a total distance of 397.18 feet to a 1/2 inch iron rod with an orange plastic cap set for the northwest corner of said 2.199 acre tract and land and the herein described tract;

8. South 81°56'31" East, a distance of 172.46 feet to a 1/2 inch iron rod with an orange plastic cap set for the most westerly northeast corner of said 2.199 acre tract anti land and the herein described tract;

9. South 01°08'58" West, passing a 1/2" iron rod with orange plastic cap found a distance of 145.11 feet a total distance of 222.35 feet to a 1/2 inch iron rod with an orange plastic cap set for an angle point in the north property line of said 2.199 acre tract of land and the herein described tract;

10. South 52°40'30" East, a distance of 45.33 feet to a 1/2 inch iron rod with an orange plastic cap set for an angle point corner in the north property line of said 2.199 acre tract of land and the herein described tract;

11. South 87°56'18" East, a distance of 1231.90 feet to a 1/2 inch iron rod with an orange plastic cap set for an ell corner in the north property line of said 2.199 acre tract of land and the herein described tract;

12. North 07°05'51" East, a distance of 35.45 feet to a 1/2 inch iron rod with an orange plastic cap set for an ell corner in the north property line of said 2.199 acre tract of land and the herein described tract;

13. South 82°54'09" East, a distance of 23.78 feet to a 1/2 inch iron rod with an orange plastic cap set along said Young School House Road, same being a point along the east property line of said 68.72 acre tract of land, same being the most easterly northeast corner of said 2.199 acre tract of land and the herein described tract, from which point a 1 inch iron pipe found for the southeast corner of that certain 30.72 acre tract of land described by deed to

Diana C. Nichols as recorded in Volume 605, Page 564 of the Official Records of Bastrop County, Texas, same being the northeast corner of said 68.72 acre tract of land, bears North 07°05'51" East, a distance of 639.26 feet;

THENCE, South 07°05'51" West, along the common dividing line of said Young School House Road and said 68.72 acre tract of land, a distance of 89.52 feet to the POINT OF BEGINNING and containing 2.199 acres of land, more or less, within these metes and bounds.

3. Rule 736.8 (b) (3) – Respondent is Henry C. Algermissen whose address is 380 Young School House Road, Smithville, Texas 78957.

The Respondent was properly served with the citation, ~~but she did not file a response within the time required by law. The return of service of each Respondent has been on file with the court for at least 10 days.~~ *AT* ~~the court for at least 10 days.~~ *filed a response, and appeared in person for this hearing.*

4. Rule 736.8 (b) (4) – Texas Home Equity Security Instrument was duly recorded in the Official Property Records of Bastrop County, Texas under clerk's file number 201110975.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Petitioner may proceed with foreclosure under the Security Instrument and under TEX. PROP. CODE § 51.002 of the property located at 380 Young School House Road, Smithville, Texas 78957 and described as follows:

APPROXIMATELY 2.199 ACRES of land being out of and a portion of the MICAH ANDREWS SURVEY, ABSTRACT NO. 74, in Bastrop County, Texas, and being a portion of that called 68.72 acres of land conveyed in deed recorded in Volume 1268, Page 747, of the Official Public Records of Bastrop County, Texas. Said 2.199 acres being more particularly described by metes and bounds as:

COMMENCING for reference at a 1/2 inch iron rod found with a red plastic cap stamped "4758" along the west right-of-way line of Young School House

Road (ROW Varies), same being the northeast corner of that certain 20.00 acre tract of land described by deed to Uwe Moeller and Barbara M. Stouffer as recorded in Volume 1110, Page 861 of the Official Records of Bastrop County, Texas, same being the southeast corner of said 68.72 acre tract of land;

THENCE, North 07°05'51" East, along the common dividing line of said Young School House Road and said 68.72 acre tract of land, a distance of 415.55 feet to a 1/2 inch iron rod with an orange cap set for the most easterly southeast corner of said 2.199 acre tract of land, same being the TRUE POINT OF BEGINNING of the herein described tract;

THENCE, departing said Young School House Road and through the interior of said 68.72 acre tract of land the following thirteen (13) courses and distances:

1. North 82°54'09" West, a distance of 23.78 feet to a 1/2 inch iron rod with an orange plastic cap set for an ell corner in the south property line of said 2.199 acre tract and land and the herein described tract;

2. North 07°05'51" East, a distance of 33.83 feet to a 1/2 inch iron rod with an orange plastic cap set for an ell corner in the south property line of said 2.199 acre tract and land and the herein described tract;

3. North 88°11'38" West, a distance of 1229.70 feet to a 1/2 inch iron rod with an orange plastic cap set for an angle point in the south property line of said 2.199 acre tract and land and the herein described tract;

4. South 56°26'01" West, a distance of 44.87 feet to a 1/2 inch iron rod with an orange plastic cap set for an angle point in the south property line of said 2.199 acre tract and land and the herein described tract;

5. South 01°32'31" West, a distance of 76.67 feet to a 1/2 inch iron rod with an orange plastic cap set for the most westerly southeast corner of said 2.199 acre tract of land and the herein described tract;

6. North 88°34'03" West, a distance of 157.11 feet to a 1/2 inch iron rod with an orange plastic cap set for the southwest corner of said 2.199 acre tract and land and the herein described tract;

7. North 00°46'18" West, passing a 1/2" iron rod with orange plastic cap found a distance of 229.63 feet a total distance of 397.18 feet to a 1/2 inch iron rod with an orange plastic cap set for the northwest corner of said 2.199 acre tract and land and the herein described tract;

8. South 81°56'31" East, a distance of 172.46 feet to a 1/2 inch iron rod with an orange plastic cap set for the most westerly northeast corner of said 2.199 acre tract anti land and the herein described tract;

9. South 01°08'58" West, passing a 1/2" iron rod with orange plastic cap found a distance of 145.11 feet a total distance of 222.35 feet to a 1/2 inch iron rod with an orange plastic cap set for an angle point in the north property line of said 2.199 acre tract of land and the herein described tract;

10. South 52°40'30" East, a distance of 45.33 feet to a 1/2 inch iron rod with an orange plastic cap set for an angle point corner in the north property line of said 2.199 acre tract of land and the herein described tract;

11. South 87°56'18" East, a distance of 1231.90 feet to a 1/2 inch iron rod with an orange plastic cap set for an ell corner in the north property line of said 2.1.99 acre tract of land and the herein described tract;

12. North 07°05'51" East, a distance of 35.45 feet to a 1/2 inch iron rod with an orange plastic cap set for an ell corner in the north property line of said 2.199 acre tract of land and the herein described tract;

13. South 82°54'09" East, a distance of 23.78 feet to a 1/2 inch iron rod with an orange plastic cap set along said Young School House Road, same being a point along the east property line of said 68.72 acre tract of land, same being the most easterly northeast corner of said 2.199 acre tract of land and the herein described tract, from which point a 1 inch iron pipe found for the southeast corner of that certain 30.72 acre tract of land described by deed to Diana C. Nichols as recorded in Volume 605, Page 564 of the Official Records of Bastrop County, Texas, same being the northeast corner of said 68.72 acre tract of land, bears North 07°05'51" East, a distance of 639.26 feet;

THENCE, South 07°05'51" West, along the common dividing line of said Young School House Road and said 68.72 acre tract of land, a distance of 89.52 feet to the POINT OF BEGINNING and containing 2.199 acres of land, more or less, within these metes and bounds.

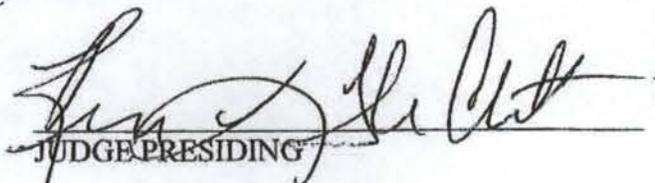
IT IS FURTHER ORDERED that this order is not subject to a motion for rehearing, a new trial,

a bill of review, or an appeal. Any challenge to this order must be made in a separate, original

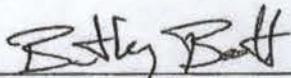
proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

IT IS FURTHER ORDERED that no writ shall issue before
November 1, 2014, for possession

SIGNED on the 8th day of June, 2016.


JUDGE PRESIDING

JOHNSON DELUCA KURISKY & GOULD, P.C.

By: 

George A. Kurisky, Jr.
State Bar No. 11767700
gkurisky@jdkglaw.com

Damian W. Abreo
State Bar No. 24006728
dabreo@jdkglaw.com

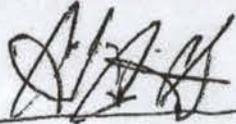
Jeffrey B. Hardaway
State Bar No. 24038254
jhardaway@jdkglaw.com

1221 Lamar, Suite 1000
Houston, Texas 77010

(713) 652-2525 – Telephone

(713) 652-5130 – Facsimile

ATTORNEYS FOR PETITIONER,
FINANCE OF AMERICA REVERSE, LLC F/K/A
URBAN FINANCIAL OF AMERICA, LLC


Henry C. Algermissen
Respondent

Brantley Boyett
SBN 24057572
12117 Bee Cave Rd
Ste 200
Austin, TX 78738

8

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: November 01, 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 May 01, 2008 and recorded in Document CLERK'S FILE NO. 200806801; AS AFFECTED BY CLERK'S FILE NO. 2008088952 real property records of BASTROP County, Texas, with CAMILLE WONBLEGNON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CAMILLE WONBLEGNON, securing the payment of the indebtednesses in the original principal amount of \$121,698.00, 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



NOS0000006296602

EXHIBIT "A"

LOT 30, BLOCK A, COUNTY LINE SUBDIVISION, PHASE I, A SUBDIVISION IN BASTROP AND TRAVIS COUNTIES, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 62A, PLAT RECORDS OF BASTROP COUNTY, TEXAS, AND IN DOCUMENT NUMBER 200200084, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (SUBJECT PROPERTY LIES WHOLLY WITHIN BASTROP COUNTY).



NOS00000006296602

NOTICE OF TRUSTEE'S SALE

On April 4, 2014, Eduardo Caudillo and Marta Caudillo signed a Wraparound Real Estate Lien Note for \$125,000.00, payable to the order of Wayne Meuth and Brenda Meuth which is secured by Deed of Trust of record in Document #201606354, Official Public Records of Bastrop County, Texas, against the following property:

Lots 9 and 10, Block 70, CITY OF SMITHVILLE, Bastrop County, Texas, as shown on the map or plat of the City of Smithville recorded in Plat Cabinet 1, Page 24A, of the Plat Records of Bastrop County, Texas.

The Note has been accelerated to maturity by reason of a default in the payment thereof and failure to furnish proof of payment of ad valorem taxes, and the Owners of the Note have instructed the Trustee currently serving under the Deed of Trust to exercise the power of sale contained in the Deed of Trust in order to satisfy the indebtedness secured thereby. Accordingly, the undersigned, as Trustee, hereby gives notice that he, as such Trustee, will sell the above described property covered by the Deed of Trust on Tuesday, the 1st day of November, 2016, that being the first Tuesday of said month, at public auction to the highest bidder for cash in that area at the County Courthouse in Bastrop County, Texas, in Bastrop, Texas, designated by the Commissioners Court of such County, described as the North door of the Bastrop County Courthouse located at 803 Pine Street, Bastrop, Texas, as specified in instrument recorded in Volume 481, Page 124, of the Real Property Records of Bastrop, Texas. Such sale will occur, at the earliest, at 10:00 o'clock a.m. and, at the latest, three hours after that time, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. on that day.

Dated: October 4, 2016.

Albert J. Heinrich, Jr.,
Trustee
408 West 18th Street
Austin, Texas 78701
(512) 322-9550
FAX (512) 322-9675

FILED
OCT 04 2016
Rose Pietsch
Bastrop County Clerk
10:13 AM

10

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 5, 2016

DEED OF TRUST:

Date: May 12, 2015

Grantor: LANI ALLYSON DAVIS

Grantor's County: BASTROP

Beneficiary: LITTLE CITY INVESTMENTS, LLC

Trustee: DANIEL R. CASTRO

Substitute Trustee: ROBERT E. BLACK and REVA L. REYES, or either of them

Substitute Trustee's Address:

2499 S. Capital of Texas Hwy, Ste. A-205
Austin, Travis County, Texas 78746
(512) 477-1964

Recorded in: Document No. 201506020, Real Property Records, Bastrop County, Texas

PROPERTY:

Being 2.396 Acres of land, more or less, out of and a portion of the Mozea Rousseau Survey Abstract No. 56, in Bastrop County, Texas and being that same certain property described in Deed of Trust recorded in Document No. 201506020, Official Public Records of Bastrop County, Texas.

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 1st day of November, 2016.

PLACE OF SALE OF PROPERTY (including county):

County Courthouse of Bastrop County, Bastrop, Texas, at area designated by County Commissioners for said sales.

FILED

OCT 06 2016

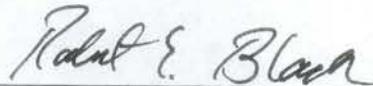
Rose Pietsch
Bastrop County Clerk

10:15am

The earliest time at which a sale will occur is 1:00 p.m., provided the sale must begin at such time or not later than three hours after that time.

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.

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 services to the sender of this notice immediately.



ROBERT E. BLACK
2499 S. Capital of Texas Hwy., Ste. A-205
Austin, Texas 78746
(512) 477-1964

11

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: 11/01/2016

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

Place: Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602 - THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 117 Horseshoe Drive , 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 08/08/2008 and recorded 08/18/2008 in Document 200811061, Book V 1858 Page 37, real property records of Bastrop County Texas, with Clarence Bunton, an Unmarried Man grantor(s) and Alacrity Lending Company., as Lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary . That Modification agreement recorded on 12/8/2008 at BK/PG V 1880/214, Bastrop County, Texas. That NON-HAMP Loan Modification Agreement recorded on 10/25/2012 in BK/PG V 2184/640., Bastrop County, Texas.

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 Clarence Bunton, an Unmarried Man securing the payment of the indebtedness in the original principal amount of \$ 126,742.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and the deed of trust or contract lien.

FILED

OCT 06 2016

Rose Pietsch
Bastrop County Clerk

2:44pm

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:

Lot 41 of Silent Valley Subdivision Block No. 1, a Subdivision in Bastrop County, Texas, according to the map or plat thereof, recorded in Plat Cabinet No. 1, Page 58A, Plat records of Bastrop County, Texas.

Model: CORONADO

Year: 2007

Serial # TXFL712A49453C011

HUD label Number: PFS1009139

SIZE : 16.0 x 76.0

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

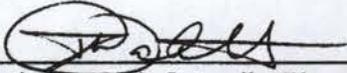
West Palm Beach, FL 33409

Phone: 1-800-746-2936

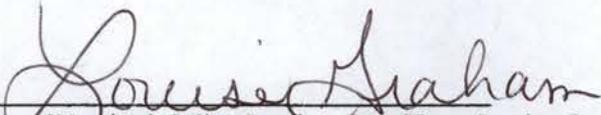
Notice of [Substitute] Trustee Sale

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



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



Doug Woodard, Julian Perrine, Dan Hart, 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, Chance 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.

12

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: 11/01/2016

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

OCT 06 2016

Rose Pietsch
Bastrop County Clerk

2:42pm

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.

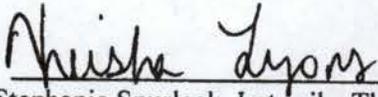
8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any 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**

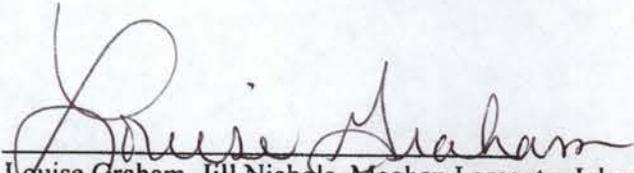
Notice of [Substitute] Trustee Sale

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



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, Chance 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.

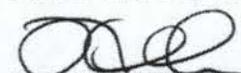
13

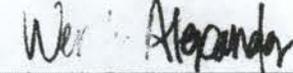
NOTICE OF FORECLOSURE SALE

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: EXHIBIT "A"
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/04/2001 and recorded in Book 1122 Page 135 Document 200105092 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: 11/01/2016
 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 ROBIN W. SHAWGER, provides that it secures the payment of the indebtedness in the original principal amount of \$66,431.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. OCWEN LOAN SERVICING, LLC (EXCEPT IN ME, NH, RI OR ORLEANS PARISH, LA, THEN FORECLOSE IN THE NAME OF FEDERAL NATIONAL MORTGAGE ASSOCIATION) is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is OCWEN LOAN SERVICING, LLC (EXCEPT IN ME, NH, RI OR ORLEANS PARISH, LA, THEN FORECLOSE IN THE NAME OF FEDERAL NATIONAL MORTGAGE ASSOCIATION) c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 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 07 2016
 Rose Pietsch
 Bastrop County Clerk
 12:17 PM

EXHIBIT "A"

LEGAL DESCRIPTION

0.997 ACRE OF LAND COMPRISED OF A PORTION OF SUBDIVISION 6 OF DIVISION XLIII (43), TOWN OF MCDADE, BASTROP COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF SAID TOWN OF RECORD IN VOLUME Y, PAGE 300, DEED RECORDS OF BASTROP COUNTY, SAME BEING THAT TRACT CONVEYED AS 0.997 ACRE TO THOMAS E. JOHNS, JR. AND CRISSIYE JOHNS BY DEED RECORDED IN VOLUME 845, PAGE 450, OFFICIAL RECORDS OF BASTROP COUNTY AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS PER SURVEY PERFORMED UNDER THE SUPERVISION OF C. RICHARD RALPH, REGISTERED PROFESSIONAL LAND SURVEYOR DURING MARCH, 2001:

BEGINNING at an iron rod found for the southwest corner hereof, the common south corner of Johns tract and that tract conveyed as 5.959 acres to Michael W. Haley and Donna Haley by deed recorded in Volume 245, Page 178 of said Deed Records and a point on the north right-of-way line of Columbus Street (60' R.O.W.),

THENCE N 30°00'00" W, 289.95 feet to an iron rod set for the northwest corner hereof and of said Johns tract, a point on the east line of said Haley tract and the common south corner of Subdivisions 1 and 2 of said Division XLIII;

THENCE N 59°39'11" E, 149.94 feet to an iron rod set for the northeast corner hereof and of said Johns tract, the common east corner of said Subdivisions 6 and 1 and a point on the east right-of-way line of Washington Street (60' R.O.W.);

THENCE S 30°00'00" E, 289.26 feet to an iron rod set for the southeast corner hereof and of said Johns tract, the southeast corner of said Division XLIII and the intersection of the west line of said Washington Street with the north line of said Columbus Street;

THENCE S 59°23'27" W, 149.94 feet along the north line of said Columbus Street to the POINT OF BEGINNING, containing 0.997 acre of land, more or less and shown on the survey map prepared herewith.

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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: 11/01/2016
 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 07 2016
Rose Pietsch
Bastrop County Clerk
12:17 PM

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 Spontak 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 Spontak tract, the following four (4) courses and distances.

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

VOL 1184 OF 718

- 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



Notice of Substitute Trustee's Sale

15

Date: 10/7/2016

Substitute Trustee: Clay E. Morgan

Lender: South Pass Development, LLC

Note: Real Estate Lien Note dated 11/1/1999, in the original principal amount of \$32,939.45, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 11/1/1999, executed by Donald Paul Cantrell to Steven M. Bowers, Trustee for the benefit of lender, covering the Property and recorded in Document Number 199913966 of the Official Public Records of Bastrop County, Texas

Property: Lot 32, Mesa Vista, Bastrop County, Texas

Date of Sale (first Tuesday of month): November 1, 2016

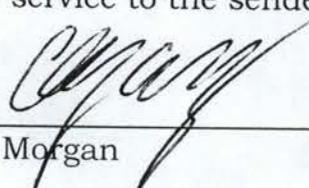
Time of Sale: 11:00 a.m. to 3:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Bastrop County, Texas for conducting public foreclosure sales at the Bastrop County Courthouse, 803 Pine, Bastrop, Texas 78602.

Lender has duly appointed Clay E. Morgan as Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



Clay E. Morgan

FILED

OCT 06 2016

Rose Pietsch
Bastrop County Clerk

2:34pm

16

Notice of Substitute Trustee's Sale

Date: 10/7/2016

Substitute Trustee: Clay E. Morgan

Lender: Cielo Vista Ranch, LLC

Note: Real Estate Lien Note dated 10/21/2003, in the original principal amount of \$27,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 10/21/2003, executed by Oscar Amaya & Roxana Maldonado to William McLean, Trustee for the benefit of lender, covering the Property and recorded in Document Number 200402824 of the Official Public Records of Bastrop County, Texas

Property: Lot 37, Block A, Cielo Vista Ranch, Bastrop County, Texas

Date of Sale (first Tuesday of month): November 1, 2016

Time of Sale: 11:00 a.m. to 3:00 p.m., local time

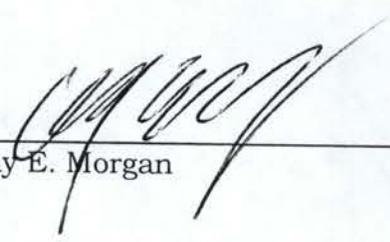
Place of Sale: The location designated by the commissioner's court of Bastrop County, Texas for conducting public foreclosure sales at the Bastrop County Courthouse, 803 Pine, Bastrop, Texas 78602.

Lender has duly appointed Clay E. Morgan as Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Clay E. Morgan



FILED

OCT 06 2016

Rose Pietsch
Bastrop County Clerk

2:35pm

Notice of Substitute Trustee's Sale

17

Date: 10/7/2016

Substitute Trustee: Clay E. Morgan

Lender: Blackberry Investments, LLC

Note: Real Estate Lien Note dated 1/12/2005, in the original principal amount of \$36,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 1/12/2005, executed by Jose Amparo Alvarado & Maria Alvarado to William McLean, Trustee for the benefit of lender, covering the Property and recorded in Document Number 200503163 of the Official Public Records of Bastrop County, Texas.

Property: Lot 9, Tierra Vista, Bastrop County, Texas

Date of Sale (first Tuesday of month): November 1, 2016

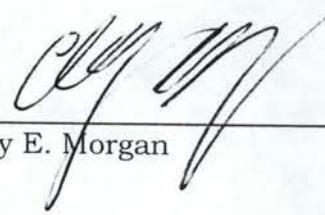
Time of Sale: 11:00 a.m. to 3:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Bastrop County, Texas for conducting public foreclosure sales at the Bastrop County Courthouse, 803 Pine, Bastrop, Texas 78602.

Lender has duly appointed Clay E. Morgan as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



Clay E. Morgan

FILED

OCT 06 2016

Rose Pietsch
Bastrop County Clerk

2:37pm

Notice of Trustee's Sale

18

Date: 10/7/2016
Trustee: Clay E. Morgan
Lender: Monterrey Hills, LLC
Note: Real Estate Lien Note dated 6/11/2010, in the original principal amount of \$38,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 6/11/2010, executed by Maria S Gutierrez & Catalina E Sanchez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201007449 of the Official Public Records of Bastrop County, Texas

Property: Lot 82, Block C, Monterrey Hills, Sec 2, Bastrop County, Texas.

Date of Sale (first Tuesday of month): November 1, 2016

Time of Sale: 11:00 a.m. to 3:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Bastrop County, Texas for conducting public foreclosure sales at the Bastrop County Courthouse, 803 Pine, Bastrop, Texas 78602.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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 earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Clay E. Morgan

FILED

OCT 06 2016

Rose Pietsch
Bastrop County Clerk

2:38pm

Notice of Trustee's Sale

19

Date: 10/7/2016

Trustee: Clay E. Morgan

Lender: Monterrey Hills, LLC

Note: Real Estate Lien Note dated 6/11/2010, in the original principal amount of \$37,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 6/11/2010, executed by Catalina E Sanchez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201007451 of the Official Public Records of Bastrop County, Texas

Property: Lot 16, Block E, Monterrey Hills, Sec. 2, Bastrop County, Texas.

Date of Sale (first Tuesday of month): November 1, 2016

Time of Sale: 11:00 a.m. to 3:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Bastrop County, Texas for conducting public foreclosure sales at the Bastrop County Courthouse, 803 Pine, Bastrop, Texas 78602.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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 earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Clay E. Morgan

FILED

OCT 06 2016

Rose Pietsch
Bastrop County Clerk

2:38pm

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: **November 1, 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 refiled 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

OCT 11 2016 11:50

Rose Pietsch
Bastrop County Clerk

Am

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..

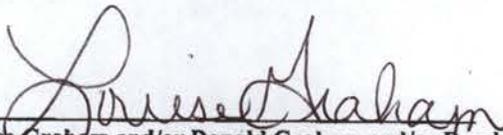
Original Mortgagee: Maverick Funding Corp..

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 Veters
1500 CityWest Blvd., Suite 700
Houston, TX 77042

DATED October 10, 2016.


Louise Graham and/or Donald Graham and/or Randy
Jennings, Substitute Trustee
c/o Robertson Anschutz Veters
1500 CityWest 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.

1002896-1

EXHIBIT A

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, AND BEING A PART OF FARM LOT NO. FOUR (4), EAST OF MAIN STREET IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS, LOCALLY KNOWN AS LOT NO. NINE (9), 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 58 FEET ON PECAN STREET AND BEING APPROXIMATELY 120 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 ADJOINING THE RIGHT-OF-WAY OF THE M. K. & 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 MARGIN OF SAID PECAN STREET 116-1/2 FEET TO THE NORTH LINE OF A LOT OWNED BY FLORENCE JOHNSON, THENCE WEST WITH THE SAID NORTH LINE OF FLORENCE 152 FEET TO THE EAST LINE OF SAID LOT OWNED BY J. T. CRYSLIP; THENCE NORTH WITH THE EAST LINE OF THE CRYSLIP LOT 120 FEET TO THE SOUTH MARGIN OF THE M.K. & 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 152 FEET TO THE NORTH CORNER OF SAID FARM LOT NO. FOUR (4), THE POINT AND PLACE OF BEGINNING.

CAUSE NO. 271-21



IN RE: ORDER FOR FORECLOSURE
CONCERNING
1822 PECAN STREET
BASTROP, TX 78602

IN THE DISTRICT COURT OF

UNDER TEX.R.CIV.P.736

BASTROP COUNTY, TEXAS

PETITIONER:

REVERSE MORTGAGE SOLUTIONS,
INC.

RESPONDENT(S):

EVELYN WASHINGTON

21ST JUDICIAL DISTRICT

HOME EQUITY FORECLOSURE ORDER

1. On this day, the Court considered Petitioners' 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 addresses of each Respondent subject to this order is Evelyn Washington 1822 Pecan Street, Bastrop, TX 78602. 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 1822 Pecan Street, Bastrop, TX 78602 with the following legal description:

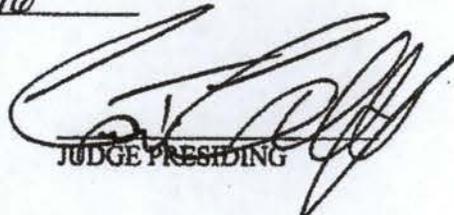
**LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT
"A" AND BY REFERENCE MADE PART HEREOF**
4. The lien to be foreclosed is indexed or recorded at Document No. 201305973 and recorded in the real property records of Bastrop County, Texas.
5. The material facts establishing Respondent's default are alleged 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.

FILED 9:40 AM
DATE 7/13/2016
Sarah Loucks
District Clerk, Bastrop County

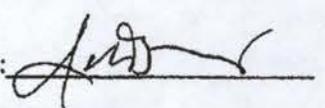


- 7. Therefore, the Court grants Petitioner's Motion for a Default Order under the Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement sought to be foreclosed.
- 8. This Order 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 736.8.

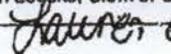
SIGNED THIS 13th day of July, 2010


 JUDGE PRESIDING

APPROVED AS TO FORM:

By: 

Jeffrey B. Lewis
 Robertson Anschutz Vettors
 1500 CityWest Blvd., Suite 700
 Houston, TX 77042
 Tel. 713-244-1360
 Fax (713) 888-2703
 jlewis@ravdocs.com
 ATTORNEY FOR PETITIONER

I, the undersigned Clerk of District and County Court at Law Courts for Bastrop County, Texas, do certify that the foregoing is a true and correct copy of the original document now on file and record in my office. WITNESS my hand and seal of said Court this 13 day of July, 2010
 Sarah Loucks, Clerk of Courts
 By  Deputy

FILED 9:40 AM
 DATE 7/13/2010
 Sarah Loucks
 District Clerk, Bastrop County

EXHIBIT A

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, AND BEING A PART OF FARM LOT NO. FOUR (4), EAST OF MAIN STREET IN THE CITY OF BASTROP, BASTROP COUNTY, TEXAS, LOCALLY KNOWN AS LOT NO. NINE (9), 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 58 FEET ON PECAN STREET AND BEING APPROXIMATELY 120 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 ADJOINING THE RIGHT-OF-WAY OF THE M. K. & 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 MARGIN OF SAID PECAN STREET 116-1/2 FEET TO THE NORTH LINE OF A LOT OWNED BY FLORENCE JOHNSON, THENCE WEST WITH THE SAID NORTH LINE OF FLORENCE 152 FEET TO THE EAST LINE OF SAID LOT OWNED BY J. T. CRYSLIP; THENCE NORTH WITH THE EAST LINE OF THE CRYSLIP LOT 120 FEET TO THE SOUTH MARGIN OF THE M. K. & 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 152 FEET TO THE NORTH EAST CORNER OF SAID FARM LOT NO. FOUR (4), THE POINT AND PLACE OF BEGINNING.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS
COUNTY OF BASTROP

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on June 5, 2008, **Porfirio C. Jaimes, a single person, and Margarito Garcia, a married person not joined by his spouse as the property herein described constitutes no part of their business or residential homestead and is in his sole management and control** (herein collectively referred to as the "Grantor", whether one or more) executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **Anthony J. Nocella**, as Trustee, the hereinbelow described property to secure **Prosperity Bank, Assignee of the Federal Deposit Insurance Corporation as Receiver for Franklin Bank, S.S.B.**, in the payment of an indebtedness (the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's File No. 200807772, and re-recorded under Clerk's File No. 201013930, in the Official Public Records of Real Property of Bastrop County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David Smith** as Substitute Trustee to enforce the Trust.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I hereby give notice that I will sell the Property at public auction to the highest bidder, for cash, on

FILED
OCT 11 2016
Rose Pietsch
Bastrop County Clerk

11:50
Am

Tuesday, November 1, 2016. The earliest time at which the sale will occur shall be at **1:00 o'clock P.M.** and it may take place not later than three hours after said time, and the sale shall take place in the area at the Bastrop County Courthouse which has been designated as the area for foreclosures to take place, being the North door of the Bastrop County Courthouse, 803 Pine Street, Bastrop, Texas, which designated area is more particularly described in the Bastrop County Commissioner's Court Minutes recorded in Volume 481, Page 124, of the Official Real Property Records of Bastrop County, Texas, or any other area which has been designated by the Bastrop County Commissioner's Court as the area for foreclosures to take place. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

- (a) Being 22.000 acres of land lying in and being situated out of the Addison Litton Survey, Abstract 45 in Bastrop County, Texas, and being a portion of that certain called 52.073 acre tract of land conveyed to Frankie and Rebecca Allen by Deed recorded in Volume 1412, Page 770 of the Deed Records of Bastrop County, Texas; being more particularly described by metes and bounds in **Exhibit "A"** attached hereto and incorporated herein for all pertinent purposes.
- (b) together with all buildings and other improvements thereon, and all fixtures, goods, equipment, inventory, furnishings and other property, installed or used on the above-described property or the improvements thereon.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY,

CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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.

Dated this 5th day of October, 2016.

L. David Smith, Substitute Trustee

L. David Smith, Substitute Trustee
Chernosky, Smith, Ressler & Smith, PLLC
4646 Wild Indigo, Suite 110
Houston, Texas 77027
Telephone: (713) 800-8604
Facsimile: (713) 622-1026
Email: smith@csrslaw.com

**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

924 Main Street
Bastrop, Texas 78602
512-303-4185
Fax 512-321-2107
jgaron@austin.rr.com

EXHIBIT "A"

May 29, 2008

LEGAL DESCRIPTION: BEING 22.000 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE ADDISON LITTON SURVEY, ABSTRACT 45 IN BASTROP COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 52.073 ACRE TRACT OF LAND CONVEYED TO FRANKIE AND REBECCA ALLEN BY DEED RECORDED IN VOLUME 1412, PAGE 770 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 22.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN MAY, 2008:

BEGINNING at a iron rod set in the northerly right-of-way line of State Highway No. 21, being a dedicated public right-of-way whose right-of-way varies as described in volume 91, page 440 of said deed records for the southwesterly corner hereof, being in the southerly line of said 52.073 acre tract, from which said **POINT OF BEGINNING** a ½" iron rod found at the southwest corner of said 52.073 acre tract bears S 86°36'01" W a distance of 2169.09 feet;

THENCE N 03°22'25" W crossing said 52.073 acre tract a distance of 641.93 feet to a ½" Iron rod set for the northwest hereof, being in the northerly line of said 52.073 acre tract, the southerly line of the remainder portion of that certain 233 acre tract conveyed to Raymondo Perez by deed recorded in volume 78, page 173 of said deed records;

THENCE N 86°37'35" E a distance of 1322.46 feet with the common line between said 52.073 and 233 acre tracts to a calculated point in the center of Mayhaw Creek for the northeast corner hereof, being on the southwesterly line of that certain 316.52 acre tract of land conveyed to Robert and Alice Gilbert by deed recorded in volume 169, page 672 of said deed records;

THENCE with the center of Mayhaw Creek for the northeasterly line hereof the following six (6) calls:

- 1) S 45°20'57" E a distance of 86.75 feet to a calculated point for an angle point hereof,
- 2) S 35°14'23" E a distance of 57.71 feet to a calculated point for an angle point hereof,
- 3) S 26°42'38" E a distance of 181.05 feet to a calculated point for an angle point hereof,
- 4) S 33°18'54" E a distance of 132.17 feet to a calculated point for an angle point hereof,

- 5) S 49°14'22" E a distance of 135.32 feet to a calculated point for an angle point hereof.
- 6) S 28°30'52" E a distance of 113.40 feet to a calculated point in the northerly right-of-way line of said State Highway No. 21 for the southeasterly corner hereof and said 52.073 acre tract, being the southwesterly corner of said 316.52 acre tract;

THENCE with the northerly right-of-way line of said State Highway No. 21 for the southerly line hereof the following three (3) calls:

- 1) S 86°36'01" W a distance of 372.51 feet to a point for an angle point hereof,
- 2) S 03°23'59" E a distance of 50.00 feet to a point for an angle point hereof,
- 3) S 86°36'01" W a distance of 1321.45 feet to the **POINT OF BEGINNING**, containing 22.000 acres of land, more or less and as shown on map of survey prepared herewith.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 12/30/2014
Grantor(s): RONALD J HYATT, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR VENTA FINANCIAL GROUP, INC., ITS SUCCESSORS AND ASSIGNS

Original Principal: \$135,000.00
Recording Information: Instrument 201500009
Property County: Bastrop
Property:

LOT 18-B, RESUBDIVISION OF LOTS 1, 17, 18, 19, AND 27, COLORADO SHORES, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET 3, PAGE 89A, PLAT RECORDS, BASTROP COUNTY, TEXAS
Reported Address: 101 ARROWHEAD COURT, 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

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of November, 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 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
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.

FILED

OCT 1.1 2016 11:50

Rose Pietsch
Bastrop County Clerk

Am

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/07/2001
Grantor(s): TRUMAN C. RICE, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR STERLING CAPITAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

Original Principal: \$137,025.00
Recording Information: Book 1153 Page 808 Instrument 200111379
Property County: Bastrop
Property:

LOT 16, BLOCK 1, COLOVISTA COUNTRY CLUB, SECTION 5, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 3, PAGE 150A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

Reported Address: 124 FAIRWAY COURT, 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: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF7

Mortgage Servicer: Wells Fargo Bank, N. A.

Current Beneficiary: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF7

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of November, 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 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

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.

FILED

OCT 11 2016

Rose Pietsch
Bastrop County Clerk

11:50
Am

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §
COUNTY OF BASTROP §

DATE: TUESDAY, OCTOBER 11, 2016
DEED OF TRUST: DATE: OCTOBER 22, 2010
GRANTOR: MARSHALL, MINDY
BENEFICIARY: AUS-TEX PARTS & SERVICE, LTD.
RECORDED IN: VOL 2037 PAGE 310-312 REAL PROPERTY RECORDS
BASTROP COUNTY, TEXAS
TRUSTEE: DWIGHT HAMILTON

PROPERTY: Lot 042, Block C, Section 01, LEGEND OAKS, a subdivision in Bastrop County, Texas, according to the map or plat of record in Volume 3 Page 112B-113AB, Plat Records of Bastrop County, Texas.

DATE OF SALE OF PROPERTY: NOVEMBER 1, 2016

TIME OF SALE: The **earliest time** at which the sale will occur is **10 o'clock AM** and the sale shall occur **no later than three hours** thereafter.

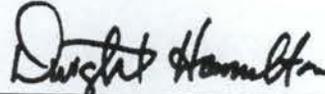
PLACE OF SALE OF PROPERTY:

DESIGNATED AREA:
Entrance of the Courthouse

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, DWIGHT HAMILTON, as Trustee, will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The Property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

On this the TUESDAY, OCTOBER 11, 2016

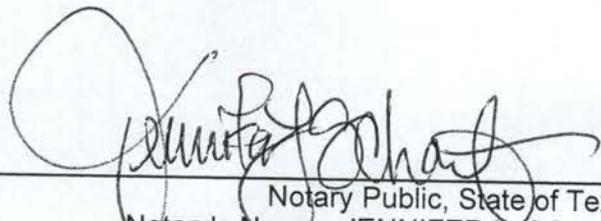


DWIGHT HAMILTON, Trustee

STATE OF TEXAS §
COUNTY OF CALDWELL §

This instrument was acknowledged before me on the TUESDAY, OCTOBER 11, 2016, by DWIGHT HAMILTON.

For more information contact:
DWIGHT HAMILTON
P O Box 17547
Austin, Texas 78760-7547
(512) 389-2027



Notary Public, State of Texas
Notary's Name: JENNIFER L. SCHARF
My Commission Expires 9/17/2018



FILED
OCT 11 2016
Rose Pietsch
Bastrop County Clerk

1:25pm

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §
COUNTY OF BASTROP §

DATE: TUESDAY, OCTOBER 11, 2016
DEED OF TRUST:
DATE: JULY 1, 2005
GRANTOR: DAVALOS, MICHAEL
BENEFICIARY: AUS-TEX PARTS & SERVICE, LTD.
RECORDED IN: VOL PAGE REAL PROPERTY RECORDS
BASTROP COUNTY, TEXAS
TRUSTEE: DWIGHT HAMILTON

PROPERTY:
Lot 035, Block B, Section 02, LEGEND OAKS, a subdivision in Bastrop County, Texas, according to the map or plat of record in Volume 3 Page 161A-161B, Plat Records of Bastrop County, Texas.

DATE OF SALE OF PROPERTY: NOVEMBER 1, 2016

TIME OF SALE: The **earliest time** at which the sale will occur is **10 o'clock AM** and the sale shall occur **no later than three hours** thereafter.

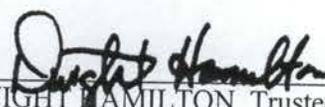
PLACE OF SALE OF PROPERTY:

DESIGNATED AREA:
Entrance of the Courthouse

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, DWIGHT HAMILTON, as Trustee, will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The Property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

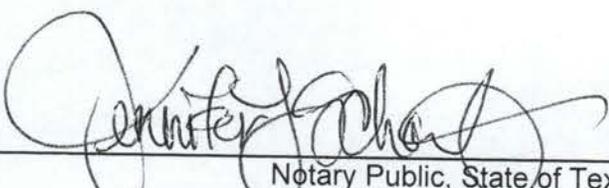
On this the TUESDAY, OCTOBER 11, 2016


DWIGHT HAMILTON, Trustee

STATE OF TEXAS §
COUNTY OF CALDWELL §

This instrument was acknowledged before me on the TUESDAY, OCTOBER 11, 2016, by DWIGHT HAMILTON.

For more information contact:
DWIGHT HAMILTON
P O Box 17547
Austin, Texas 78760-7547
(512) 389-2027


Notary Public, State of Texas
Notary's Name: JENNIFER L. SCHARF
My Commission Expires 9/17/2018



FILED
OCT 11 2016
Rose Pietsch
Bastrop County Clerk

1:25pm