

## 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' ATTACHED
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/07/2009 and recorded in Document 093905 real property records of Austin County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
Date: 04/05/2016  
Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.  
Place: Austin County Courthouse, Texas, at the following location: INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE 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 DAVID G. LANINGHAM AND MELONY G. LANINGHAM, provides that it secures the payment of the indebtedness in the original principal amount of \$164,000.00, 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 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 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.** Ocwen Loan Servicing, LLC obtained a Order from the US District Court, Southern District on 12/02/2015 under Cause No. 4:15-cv-00649. 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 MEGAN RANDLE-BENDER, 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  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254



MEGAN RANDLE-BENDER  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

FILED

16 MAR 15 AM 8:59

Carrie Gregor  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2016-019



**EXHIBIT "A"**

All that certain tract or parcel of land situated in Austin County, Texas, in the San Felipe De Austin Town Tract, Abstract No. 5 and being part of Lots 41 and 42 of the Addition to the Town of Sealy recorded in Volume 18, Page 2 of the Deed Records of Austin County, Texas, and being the same 0.3286 acre tract of land, described in a deed, dated May 20, 1985 from Margie A. Walters to Jimmie F. Walters and wife, Kathryn Jean Walters, recorded in Volume 516, Page 527 of the Official Records of Austin County, Texas and being more particularly described as follows:

Beginning at a 1/2 Inch Iron pipe found at the Northeast corner of the said 0.3286 acre tract of land in the South line of Fifth Street this point also being the Northwest corner of the Thomas A. Knapp, Jr. and wife, Patricia L. Knapp, 0.185 acre tract of land recorded under File No. 020082 of the Official Records of Austin County, Texas;

Thence with the common line between the Walters tract of land and the Knapp Tract of land and the Christopher J. Johnson and wife, Kelly B. Johnson 0.202 acre tract of land recorded under File No. 062785 of the Official Records of Austin County, Texas, South 10 deg. 30' 00" East for 172.03 feet to a 3/4 Inch Iron pipe found for the Southeast corner of the said 0.3286 acre tract of land and the Northeast corner of the Scott and Laura Bartholomaeus 0.2167 acre tract of land recorded under File No. 026522 of the Official Records of Austin County, Texas;

Thence with the common line between the Walters and Bartholomaeus Tracts of land, South 80 deg. 50' 42" West for 64.47 feet to a 3/4 inch iron pipe found for the Southwest corner of the said 0.3286 acre tract of land and the Northwest corner of the said Bartholomaeus Tract of land in the East line of the David L. Machala and wife, Wendy G. Machala 0.436 acre tract of land recorded under File No. 992375 of the Official Records of Austin County, Texas;

Thence, with the common line between the Walters tract of land and the Machala tract of land and the Mabel Nesmith 0.413 acre tract of land recorded in Volume 771, Page 672 of the Official Records of Austin County, Texas, North 09 deg. 52' 04" West for 170.82 feet to a 5/8 Inch Iron pin found for the Northwest corner of the said 0.3286 acre tract of land and the Northeast corner of the said Nesmith tract of land in the South line of Fifth Street;

Thence, with the street line, North 80 deg. 01' 43" East for the 8.256 feet to the Place of Beginning and contain 0.3286 acre of land, more or less.

FILED

09 AUG 18 PM 1:49

*Carrie Gregor*  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF AUSTIN

I certify that this instrument was filed on the date and time entered by me and was duly recorded in the OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.



*Carrie Gregor*  
Carrie Gregor, County Clerk  
Austin County, Texas

093905

116

## NOTICE OF TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** June 29, 2009

**Grantor(s):** Angela Middleton, a single person

**Original Trustee:** Scott R. Valby

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Home Financing Unlimited, Inc. D/B/A Mission Mortgage of Texas, its successors and assigns

**Recording Information:** Clerk's File No. 092966, in the Official Public Records of AUSTIN County, Texas.

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

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

**Date of Sale:** 04/05/2016      **Earliest Time Sale Will Begin:** 1:00 PM

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

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

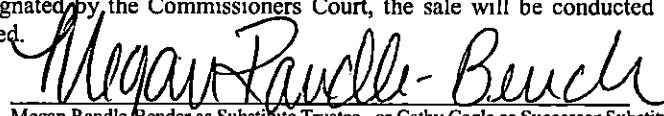
**Legal Description:**

LOT 40 IN BLOCK 1, SEALY HOMESTEAD, AN ADDITION TO THE CITY OF SEALY, AUSTIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 263, PLAT RECORDS OF AUSTIN COUNTY, TEXAS.

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the AUSTIN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

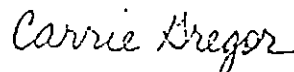
**For Information:**

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

  
Megan Randle-Bender as Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
7301 N. State Hwy 161. Ste 305.  
Irving, TX 75039

FILED

16 MAR 15 AM 8: 59



COUNTY CLERK  
AUSTIN COUNTY, TEXAS

## 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: 04/05/2016**

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

**Place:** The Foyer of the Austin County Courthouse 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:** 693 Meadow Bend Road, Bellville, TX 77418

**2. Terms of Sale: Cash**

**3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 05/24/2007 and recorded 06/04/2007 in Document 073075 real property records of Austin county Texas, with Mark Heidemann and Stella Heidemann, husband and wife grantor(s) and **Fieldstone Mortgage Company., 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 of Contract Lien executed by Mark Heidemann and Stella Heidemann, husband and wife securing the payment of the indebtedness in the original principal amount of \$ 176,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of August 1, 2007 MASTR Asset-Backed Securities Trust 2007-HE2 Mortgage Pass-Through Certificates, Series 2007-HE2** is the current mortgagee of the note and the deed of trust or contract lien.

**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.

**Notice of [Substitute] Trustee Sale**

**7. Property to be sold:** The property to be sold is described as follows:

**TRACT 129, SECTION III, OF PINEY CREEK, CONSISTING OF 5.339 ACRES OF LAND, MORE OR LESS, IN AUSTIN COUNTY, TEXAS, MORE CLEARLY DESCRIBED IN THE MAP AND PLAT RECORDED IN VOLUME 1, PAGE 27, PLAT RECORDS OF AUSTIN 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: 561-682-8000**

**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.

*Megan Randle-Bender*

Megan Randle-Bender, Deborah Jurasek, Amy Jurasek, Patricia Poston, Nick Poston, Oscar Cabellero, Donna Cabellero, Chance Oliver and Bret Allen or, Substitute Trustee

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

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

**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.**

FILED

16 MAR 14 AM 11: 53

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2016-017

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: April 05, 2016

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

Place: FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 06, 2015 and recorded in Document INSTRUMENT NO, 151032 real property records of AUSTIN County, Texas, with JON MICHAEL THOMPSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR HOMETRUST MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JON MICHAEL THOMPSON, securing the payment of the indebtednesses in the original principal amount of \$157,102.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION  
200 SOUTH SIXTH ST  
MINNEAPOLIS, MN 55402

*Megan L. Bender*

DEBBY JURASEK, MEGAN L. BENDER OR AMY JURASEK  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is Megan L. Bender, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 03/14/2016 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

*[Signature]*

Declarant's Name: Megan L. Bender  
Date: 03/14/2016



NOS00000005795539

**EXHIBIT "A"**

LOT 11, BLOCK 6, BELL OAKS SUBDIVISION, LOCATED IN THE JAMES CUMMINGS 5 LEAGUES GRANT (HACIENDA), IN THE CITY OF BELLVILLE, AUSTIN COUNTY, TEXAS, ACCORDING TO REVISED MAP OR PLAT OF SAID SUBDIVISION DULY RECORDED IN VOLUME 318, PAGE 192, DEED RECORDS OF AUSTIN COUNTY, TEXAS.

FILED

16 MAR 14 AM 11:51

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS



## NOTICE OF TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** February 14, 2008

**Grantor(s):** Vicki S. Lambert, a single person

**Original Trustee:** Scott R. Valby

**Original Mortgagee:** Mortgage Electronic Registration Systems Inc., as nominee for Network Funding, L.P., its successors and assigns

**Recording Information:** Clerk's File No. 080794, in the Official Public Records of AUSTIN County, Texas.

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

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

**Date of Sale:** 04/05/2016      **Earliest Time Sale Will Begin:** 1:00 PM

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

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

**Legal Description:**

**SURFACE ONLY: LOT 25, BLOCK 6, BELL OAKS SUBDIVISION, LOCATED IN THE JAMES CUMMINGS 5 LEAGUE GRANT (HACIENDA) AN ADDITION TO THE CITY OF BELLVILLE, AUSTIN COUNTY, TEXAS, ACCORDING TO THE REVISED MAP AND PLAT THEREOF RECORDED IN VOLUME 318, PAGE 192, DEED RECORDS OF AUSTIN COUNTY, TEXAS.**

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the AUSTIN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

**For Information:**

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

*Megan Randle-Bender*

Megan Randle-Bender as Substitute Trustee, Leb Kemp as Successor Substitute Trustee, Vince Ross as Successor Substitute Trustee, Wayne Wheat as Successor Substitute Trustee, Wes Wheat as Successor Substitute Trustee, Traci Yeaman as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Kelley Burns as Successor Substitute Trustee, Matthew Wolfson as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Daniel Willis as Successor Substitute Trustee, Dann Porter as Successor Substitute Trustee, Tanya Graham as Successor Substitute Trustee, Chris Demarest as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee





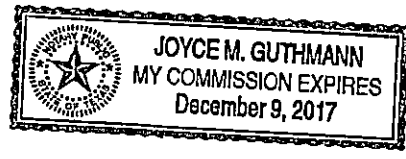
STATE OF TEXAS

COUNTY OF Colorado

Before me, the undersigned Notary Public, on this day personally appeared Megan Randle-Bender as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office this 14<sup>th</sup> day of March, 2016.

Joyce M. Guthmann  
Notary Public  
Signature



FILED

16 MAR 14 AM 11:51

Carrie Gregor

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2016-015

**Notice of Trustee's Sale**

Date: March 2, 2016

Substitute Trustee: Bob Traweek

Substitute Trustee's Address: 2710 Bluerock, Houston, Texas 77039

Mortgagee: Jack J. Terence

Note: Dated August 10, 2010 in the amount of \$104,750.00

Deed of Trust

Date: August 10, 2010

Grantor: Brian Gardner and wife, Keili Gardner

Mortgagee: Jack J. Terence

Recording information: County Clerk's File No. 160541, Austin County, Texas

Property: All that tract or parcel of land consisting of 1.925 acres located in the John H. Sanders Addition to the City of Bellville, as recorded in Volume 131, Page 593 of the Deed Records of Austin County, Texas, and more particularly described on Exhibit A attached hereto and made a part hereof.

County: Austin County, Texas

Date of Sale: April 5, 2016

Time of Sale: 11 A.M.

Place of Sale: The area designated by the Austin County Commissioners Court of Austin County, Texas for conducting foreclosure sales being the foyer of the Austin County Courthouse located at 1 East Main Street, Bellville, Texas 77418 in Austin County, Texas.

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.

Mortgagee has appointed Bob Traweck as Trustee under the Deed of Trust. Mortgagee 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 sale will begin at the Time of Sale or not later than three hours thereafter.

  
\_\_\_\_\_  
BOB TRAWEEK, TRUSTEE

FILED

16 MAR -2 AM 10: 33

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS



ALEXANDER SURVEYING  
LAND SURVEYORS

DOROTHY M. GOODNIGHT, ET AL

1.925 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 1.925 Acres located in the John H. Sanders Addition to the "City of Bellville" as recorded in Volume 131, Page 593 of the Deed Records of Austin County, Texas, Benjamin Babbitt 3/4 League, A-13, Austin County, Texas. Subject tract being more particularly a portion of Lot 14 of the John H. Sanders Addition and being that same tract described in a Deed to Henry Babjen as recorded in Volume 184, Page 13 D.R.A.C.T. Said tract consisting of 1.925 Acres and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod set in the Southwest Right-of-way of West Sanders Street and being the North corner of the 0.055 Acre tract that has been surveyed and described this day out of the parent tract and said rod being the East corner of the herein described tract; From said rod, a 1/2" iron rod set for the East corner of the 0.055 Acre tract mentioned above, brs. S 42d 18' 08" E, 12.05 ft. and a point found for the North corner of Lot 12, the same being the East corner of Lot 14, brs. S 42d 18' 08" E, 40.11 ft.;

**THENCE** S 42d 19' 26" W, with the common line with the 0.055 Acre tract mentioned above, a distance of 200.72 ft. (No Call) to a 1/2" iron rod set for the West corner of the 0.055 Acre tract and being an angle point in the herein described tract;

**THENCE** S 43d 45' 34" E, passing at 12.03 ft. a 1/2" iron rod set for the South corner of the 0.055 Acre tract; the same being the West corner of the called 5600 Sq. Ft. Tract as recorded in File# 001665 O.R.A.C.T. and continuing, a total distance of 49.03 ft. (No Call) to a 2" iron pipe found at a fence corner post and being the West corner of Lot 12 of the above mentioned subdivision, the same being the Northwest corner of Lot 13 and being an angle point in the herein described tract;

**THENCE** S 42d 19' 26" W, with the common line with Lot 13, a distance of 89.52 ft. (Called S 42d 55' W, 99.5 ft.) to a 1/2" iron rod set at a fence corner post in the Northeast line of the 1.070 Acre tract described in a Deed to Ernest L. McFarland

July 23, 2002  
W.O.# 4623

Page 1 of 3

Exhibit A



**ALEXANDER SURVEYING  
LAND SURVEYORS**

DOROTHY M. GOODNIGHT, ET AL

1.925 ACRES (continued)

as recorded in Volume 787, Page 524 O.R.A.C.T. and being the South corner of the herein described tract;

THENCE N 46d 46' 48" W, with the common line with the 1.070 Acre adjoining tract and generally with an existing fence line, a distance of 81.40 ft. (Called Brg. N 46d W) to a 1/2" iron rod found at a fence corner post and being the North corner of the 1.070 Acre adjoining tract, for an angle point in the herein described tract;

THENCE S 46d 36' 06" W, continuing with the common line with the 1.070 Acre adjoining tract and generally with an existing fence line, a distance of 54.10 ft. (Called S 46d 32' W, 54.0 ft.) to a 1/2" iron rod found at a fence corner post and being an angle point in the East line of the called 11.518 Acre tract described in a Deed to Mid-Tech Nursing Home, Inc. as recorded in Volume 394, Page 333 D.R.A.C.T. and being an angle point in the South line of the herein described tract;

THENCE N 47d 26' 39" W, with the common line with the 11.518 Acre adjoining tract, a distance of 181.04 ft. (Called N 47d 05' W, 182 ft.) to a 1/2" iron rod found at a fence corner post and being an angle point in the 11.518 Acre adjoining tract and in the herein described tract;

THENCE N 30d 00' 06" E, with the common line with the 11.518 Acre adjoining tract, a distance of 139.40 ft. (Called N 30d 50' E, 140.3 ft.) to a 1/2" iron rod found at a fence line angle and being the Southeast corner of Lot 17 of John H. Sanders Addition and being the Southeast corner of those tracts described in a Deed to Walter S. Pawlowski as recorded in Volume 706, Page 575 O.R.A.C.T. and being an angle point in the West line of the herein described tract;

THENCE N 43d 00' 00" E, (reference bearing) with the common line with Lot 15 and Lot 16 of said subdivision, a distance of 113.60 ft. (Called Brg. N 43d 00' E) to a 1/2" iron rod set at a fence corner post and being the West corner of the called 0.22 Acre tract described in a Deed to Edward Krupala, et ux as recorded in Volume 228, Page 517 D.R.A.C.T. and being an angle point in the North line of the herein described tract;

THENCE S 43d 10' 00" E, with the common line with the 0.22 Acre adjoining tract, a distance of 65.60 ft. (No Call) to a 1/2" iron rod set near a fence corner post and being the South

July 23, 2002  
W.O.# 4623

Page 2 of 3

Exhibit A



**ALEXANDER SURVEYING  
LAND SURVEYORS**

DOROTHY M. GOODNIGHT, ET AL

1.925 ACRES (continued)

CORNER of the 0.22 Acre adjoining tract, for an angle point in the herein described tract;

THENCE N 51d 18' 12" E, continuing with the common line with the 0.22 Acre tract, a distance of 127.45 ft. (No Call) to a 1/2" iron rod set in the Southwest line of West Sanders Street and being the East corner of the 0.22 Acre adjoining tract, for an angle point in the North line of the herein described tract;

THENCE S 43d 11' 50" E, with the Southwest Right-of-way of West Sanders Street, a distance of 42.99 ft. (Called Brg. S 43d 10' E) to a 1/2" iron rod found (best) and being an angle point in the Right-of-way of West Sanders Street;

THENCE S 42d 10' 08" E, continuing with the Southwest Right-of-way of West Sanders Street, a distance of 127.40 ft. (Called Brg. S 42d 10' E) to the PLACE OF BEGINNING and containing 1.925 Acres.

NOTES: Bearings shown hereon are based upon the Called Bearing of S 43d W on the plat of the John H. Sanders Addition as recorded in Volume 131, Page 593 D.R.A.C.T.

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

July 23, 2002  
W.O.# 4629

*Glen S. Alexander*

Glen S. Alexander  
Registered Professional Land Surveyor, #4194

Page 3 of 3



Exhibit A

FILED

06 JUN 29 PM 2:33

*Carrie Gregor*

105 E. Lulu, COUNTY CLERK'S OFFICE  
AUSTIN COUNTY, TEXAS

Bellville, Texas 77418

STATE OF TEXAS

COUNTY OF AUSTIN

I certify that this instrument was filed on the date and time stamped by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.



*Carrie Gregor*

Carrie Gregor, County Clerk  
Austin County, Texas

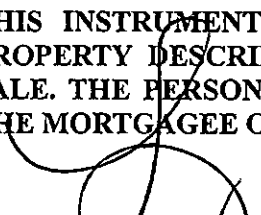
062700

## 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 04/19/2012 and recorded in Document 121937 real property records of Austin County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
Date: 04/05/2016  
Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.  
Place: Austin County Courthouse, Texas, at the following location: INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE 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 HAROLD BOEHME AND DIANE BOEHME, provides that it secures the payment of the indebtedness in the original principal amount of \$144,430.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BRANCH BANKING AND TRUST COMPANY is the current mortgagee of the note and deed of trust and BRANCH BANKING AND TRUST COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is BRANCH BANKING AND TRUST COMPANY c/o BRANCH BANKING AND TRUST COMPANY, P. O. BOX 2467, GREENVILLE, SC 29602 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 DAVID POSTON OR MEGAN RANDLE-BENDER, 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  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

  
DAVID POSTON OR MEGAN RANDLE-BENDER  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529



4564665

2016-013

STATE OF TEXAS  
COUNTY OF AUSTIN

Land Description  
Tract 1 - 1786 Acres

BEING a tract or parcel containing 1,786 acres of land situated in the Town of New Urm, Austin County, Texas and being Tract 1, a portion of the Ernest Dechne lands, which are comprised of the following lands: 11) All of Blocks 44, 45, 48 and 49 in the South Addition to the Town of New Urm as recorded in Volume 16, Page 514, Austin County Deed Records, which is said same land described in Deed dated December 16, 1975 from Calvin Bonhove to Ernest Lee Dechne, et al., recorded in Volume 373, Page 573, Austin County Deed Records, and 12) All of the lots being the abandoned or discontinued streets and alleys as described in an "Application For Discontinuance of Public Streets and Alleys" recorded in Volume 70, Page 305, Commissioners Court Minutes and authorized for discontinuance by county commissioners as per "ORDER 00-334" recorded in Volume 20, Page 300, Commissioners Court Minutes. Said 1,786 acres tract being described more particularly or more and bounds as follows:

BEGINS at a "T" corner where the Southeast line of Mulberry Street (60 feet wide) intersects the Northwest line of an unnamed street (30 feet approximate wide) for the West corner of Block No. 48 and being the West corner of the herein described tract.

THENCE along the Southeast line of Mulberry Street (N 23° 53' 00" E a distance of 233.00 feet) to a 3/4" x 3/4" rod set for the West corner of Block No. 45 and being the North corner of the herein described tract.

THENCE along the Southeast line of Block No. 45, S 68° 01' 20" E a distance of 270.00 feet to a 1/2" x 3/4" rod set for the South corner of Block No. 45 and being the East corner of the herein described tract and being on the Northwest line of the abandoned part of Elm Street.

THENCE crossing an unnamed street and along the Southeast line of Block No. 48 and the Northwest line of the abandoned part of Elm Street, S 23° 53' 00" W a distance of 337.49 feet to a 1/2" x 3/4" rod set for the South corner of Block No. 48 and the South corner of the herein described tract.

THENCE along the Northwest line of Block No. 48, N 45° 04' 43" W a distance of 202.40 feet to the POINT OF BEGINNING, containing 1,786 acres more or less.

Notes:  
1) All bearings are based on the record plat maps for the Town of New Urm.  
2) Survey made according to the description.

*[Signature]*  
DORRIS RAY  
Registered Professional Surveyor  
Registration No. 4173

Date: August 17, 2010



FILED  
12 APR 27 PM 1:43  
*[Signature]*  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

1-219-37

STATE OF TEXAS COUNTY OF AUSTIN  
I certify that the foregoing was read to me in the presence of the undersigned by the clerk of the court and the same is the true and correct copy of the original public records of Austin County, Texas.  
*[Signature]*  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

FILED  
16 FEB 25 AM 11:57  
*Carrie Gregor*  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS



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

**DEED OF TRUST INFORMATION:**

**Date:** 05/07/2003  
**Grantor(s):** MARY JANE TACKER, A SINGLE PERSON  
**Original Mortgagee:** MEGAMERICA MORTGAGE GROUP, INC.  
**Original Principal:** \$63,700.00  
**Recording Information:** Instrument 033113  
**Property County:** Austin  
**Property:**

ALL THAT TRACT OR PARCEL OF LAND CONSISTING OF 1.945 ACRES LOCATED IN THE STEPHEN F. AUSTIN LEAGUE, A-6, AUSTIN COUNTY, TEXAS. SUBJECT TRACT BEING THE RESIDUE OF THE CALLED 4.00 ACRE TRACT THAT IS DESCRIBED IN A DEED TO J.T. TACKER, AND WIFE, JANE TACKER AS RECORDED IN VOLUME 363, PAGE 1 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. SAID TRACT CONSISTING OF 1.945 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTHEAST RIGHT-OF-WAY OF JURICA ROAD (PUBLIC ROAD) AND BEING THE WEST CORNER OF THE CALLED 8.008 ACRE TRACT DESCRIBED IN A DEED TO MARK MACHALA AS RECORDED IN VOLUME 690, PAGE 111 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS AND BEING THE NORTH CORNER OF THE 4.00 ACRE PARENT TRACT AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT; THENCE S 45 D 00' 00" E, WITH THE COMMON LINE WITH SAID 8.008 ACRE ADJOINING TRACT AND GENERALLY WITH AN EXISTING FENCE LINE, A DISTANCE OF 699.02 FT. (CALLED S 45 D 00' E, 697.1 FT.) TO A 1/2" IRON PIPE FOUND (BENT) AT A FENCE CORNER POST IN THE NORTHWEST LINE OF THE CALLED 149.5 ACRE TRACT DESCRIBED IN A DEED TO ERNEST ANYZ KOY AS RECORDED IN VOLUME 184, PAGE 370 D.R.A.C.T. AND BEING THE SOUTHEASTERLY CORNER OF THE PARENT TRACT AND THE HEREIN DESCRIBED TRACT; THENCE S 44 D 59' 00" W, WITH THE COMMON LINE WITH SAID 149.5 ACRE ADJOINING TRACT AND GENERALLY WITH AN EXISTING FENCE LINE, A DISTANCE OF 121.22 FT. (CALLED BRG. S 44 D 59' W) TO A 1/2" IRON ROD SET FOR THE SOUTHEASTERLY CORNER OF THE CALLED 2.07 ACRE TRACT DESCRIBED IN A DEED TO DANIEL TACKER AS RECORDED IN FILE #020606 D.R.A.C.T. AND BEING THE SOUTH OR SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE N 45 D 00' 00" W, WITH THE COMMON LINE WITH SAID 2.07 ACRE ADJOINING TRACT AND WITH A LINE, WHICH IS NOT FENCED, A DISTANCE OF 699.05 FT. (NO CALL) TO A 1/2" IRON ROD SET IN THE SOUTHEAST RIGHT-OF-WAY OF JURICA ROAD AND BEING THE NORTH CORNER OF THE 2.07 ACRE ADJOINING TRACT, FOR THE NORTHWESTERLY OR WEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE N 45 D 00' 00" E, WITH THE SOUTHEAST RIGHT-OF-WAY OF JURICA ROAD, A DISTANCE OF 121.22 FT. (CALLED BRG. N 45 D 00' E) TO THE PLACE OF BEGINNING AND CONTAINING 1.945 ACRES.

NOTES: BEARING SHOWN HEREON ARE BASED UPON THE CALLED BEARING OF N 5 D 00' E, USED IN THE DESCRIPTION OF THE 4.00 ACRE TRACT RECORDED IN VOLUME 363, PAGE 1 D.R.A.C.T. REFERENCE IS HEREBY MADE TO PLAT OF THE SUBJECT TRACT, PREPARED THIS DAY, APRIL 2, 2003.

**Reported Address:** 628 JURICA ROAD, SEALY, TX 77474

**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 5th day of April, 2016  
**Time of Sale:** 01:00PM

or within three hours thereafter.

**Place of Sale:** AT THE FOYER OF THE AUSTIN COUNTY COURTHOUSE in Austin County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Austin County Commissioner's Court.

**Substitute Trustee(s):** Megan Randle-Bender, Evan Press, Kristopher Holub, Patrick Zwiers, Kelley Burns, Dann Porter, Chris Demarest, Tanya Graham, Matthew Wolfson, Daniel Willsie, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, 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 Megan Randle-Bender, Evan Press, Kristopher Holub, Patrick Zwiers, Kelley Burns, Dann Porter, Chris Demarest, Tanya Graham, Matthew Wolfson, Daniel Willsie, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, 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. Megan Randle-Bender, Evan Press, Kristopher Holub, Patrick Zwiers, Kelley Burns, Dann Porter, Chris Demarest, Tanya Graham, Matthew Wolfson, Daniel Willsie, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, 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  
16 FEB 25 AM 11:57  
Carrie Bregor  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

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

**DEED OF TRUST INFORMATION:**

**Date:** 10/01/2001  
**Grantor(s):** JAMES L. HARVEY AND SPOUSE, REBA L. HARVEY  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS  
 NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$55,500.00  
**Recording Information:** Instrument 015562  
**Property County:** Austin  
**Property:** LOT NO. SEVENTEEN OF THE SOUTH "Y" ADDITION TO THE TOWN OF  
 SEALY, AUSTIN COUNTY, TEXAS, ACCORDING TO THE MAP OF SAID ADDITION  
 FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF AUSTIN  
 COUNTY, TEXAS, IN VOLUME 199, PAGE 318, OF THE DEED RECORDS  
**Reported Address:** 1443 TAUBER LANE, SEALY, TX 77474

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America  
**Mortgage Servicer:** Seterus, Inc.  
**Current Beneficiary:** Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America  
**Mortgage Servicer Address:** 14523 SW Millikan Way, Suite 200, Beaverton, OR 97005

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of April, 2016  
**Time of Sale:** 01:00PM  
 or within three hours thereafter.  
**Place of Sale:** AT THE FOYER OF THE AUSTIN COUNTY COURTHOUSE in Austin County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Austin County Commissioner's Court.  
**Substitute Trustee(s):** Megan Randle-Bender, 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 Megan Randle-Bender, 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. Megan Randle-Bender, 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

16 FEB 25 AM 11:53

*Carrie Oregon*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

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: April 05, 2016

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

Place: FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 06, 2015 and recorded in Document INSTRUMENT NO, 151032 real property records of AUSTIN County, Texas, with JON MICHAEL THOMPSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JON MICHAEL THOMPSON, securing the payment of the indebtednesses in the original principal amount of \$157,102.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION  
200 SOUTH SIXTH ST  
MINNEAPOLIS, MN 55402

Megan L. Bender

DEBBY JURASEK, MEGAN L. BENDER OR AMY JURASEK  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

My name is Megan L. Bender, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 02/22/16 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

Certificate of Posting

[Signature]  
Declarants Name: Megan L. Bender  
Date: 02/22/16



NOS00000005795539

**EXHIBIT "A"**

LOT 11, BLOCK 6, BELL OAKS SUBDIVISION, LOCATED IN THE JAMES CUMMINGS 5 LEAGUES GRANT (HACIENDA), IN THE CITY OF BELLVILLE, AUSTIN COUNTY, TEXAS, ACCORDING TO REVISED MAP OR PLAT OF SAID SUBDIVISION DULY RECORDED IN VOLUME 318, PAGE 192, DEED RECORDS OF AUSTIN COUNTY, TEXAS.

FILED

16 FEB 22 PM 3:41

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS



NOS00000005795539

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: April 05, 2016

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

Place: FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 18, 2006 and recorded in Document CLERK' S FILE NO. 065554; AS AFFECTED BY INSTRUMENT NO. 160008 real property records of AUSTIN County, Texas, with CLIFTON R. THOMAS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CLIFTON R. THOMAS, securing the payment of the indebtednesses in the original principal amount of \$89,393.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP  
7105 CORPORATE DRIVE  
PLANO, TX 75024

*Megan Randle-Bender*

MEGAN RANDLE-BENDER, EVAN PRESS, KRISTOPHER HOLUB, PATRICK ZWIERS, KELLEY BURNS, DANN PORTER, CHRIS DEMEREST, TANYA GRAHAM, MATHEW WOLFSON, DANIEL WILLSIE, WAYNE WHEAT, WES WHEAT, LEB KEMP, TRACI YEAMAN, OR VINCE ROSS

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

My name is Megan Randle-Bender and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 02/22/16 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

Certificate of Posting

*[Signature]*  
Declarant's Name: Megan Randle-Bender  
Date: 02/22/16



**EXHIBIT "A"**

0.8005 ACRES OF LAND, MORE OR LESS, OUT OF LOT NO. 2 IN QUAIL RUN, A SUBDIVISION IN THE H.T.C.R.R. CO. SURVEY, SECTION 153, A-201, AUSTIN COUNTY, TEXAS, DESCRIBED IN DEED FROM GLEN A. GRIFFIN, ET UX, TO AAA OFFICE COFFEE SERVICE, INC., DATED MARCH 29, 1983, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF AUSTIN COUNTY, TEXAS IN VOLUME 469, PAGE 739 OF THE DEED RECORDS.

FILED  
16 FEB 22 PM 3:41  
*Carrie Gregor*  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS



NOS00000005094198