

### 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** 01/05/2016

**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** 330 South 6th Street, WALLIS, TX 77485

**2 Terms of Sale** Cash

**3 Instrument to be Foreclosed** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 06/01/2006 and recorded 06/05/2006 in Document 063224 real property records of Austin county Texas, with Rosemarie K McKlemurry, a single woman grantor(s) and **BNC Mortgage, Inc , a Delaware Corporation** , 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 Rosemarie K McKlemurry, a single woman securing the payment of the indebtedness in the original principal amount of \$ **89,100 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 for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-BNC3** 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

FILED

15 DEC 14 PM 1: 11

*Carrie Greer*

COUNTY CLERK  
MISSION COUNTY TEXAS

2015-039@

**Notice of [Substitute] Trustee Sale**

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

**A FIELD NOTE DESCRIPTION OF A 0 2186 ACRE TRACT OF LAND, BEING PART OF LOT NO 6 AND THE REMAINDER OF LOT NO 7 IN BLOCK NO 12 OF DUBOSE ADDITION (VOLUME 19, PAGE 552, DEED RECORDS), TOWN OF WALLIS, JACOB STEVENS LEAGUE, ABSTRACT 93, AUSTIN COUNTY, TEXAS**

**BEGINNING AT A 3/4 INCH IRON PIPE FOUND AT THE PRESENT NORTHEAST RIGHT-OF-WAY LINE OF BOWERS STREET WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SOUTH SIXTH STREET (AS LOCATED ON THE GROUND), SAID POINT BEING THE SOUTH CORNER OF AND PLACE OF BEGINNING OF THIS 0 2186 ACRE TRACT,**

**THENCE, NORTH 54 DEG. WEST (BASE BEARING), ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID BOWERS STREET, 57 0 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "1535-4035" SET MARKING THE WEST CORNER OF THIS TRACT, THENCE, NORTH 34 DEG. 45` 23" EAST, 168 61 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "1535-4035" SET FOR THE NORTH CORNER OF THIS TRACT,**

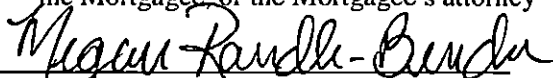
**THENCE, SOUTH 54 DEG. EAST, ALONG THE SOUTHWEST LINE OF A CALL 20 FOOT WIDE ALLEY, 56 0 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "1535-4035" SET FOR THE EAST CORNER OF THIS TRACT,**

**THENCE, SOUTH 34 DEG. 25` WEST, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH SIXTH STREET 168 64 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0 2186 ACRE OF LAND**

**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, Deborah Jurasek, Amy Jurasek, Patricia Poston, Nick Poston, Oscar Cabellero, Donna Cabellero, Chance Oliver and Bret Allen Substitute Trustee

**Notice of [Substitute] Trustee Sale**

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**

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 January 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 25, 2010 and recorded in Document CLERK'S FILE NO 101150 real property records of AUSTIN County, Texas, with JOHN PERCIVAL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee

4 **Obligations Secured** Deed of Trust or Contract Lien executed by JOHN PERCIVAL, securing the payment of the indebtednesses in the original principal amount of \$93,672 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, NA 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, NA, 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

*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

Certificate of Posting

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 12/14/15 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale

*Megan Randle-Bender*

Declarant's Name megan Randle-Bender  
Date 12/14/15

FILED

15 DEC 14 PM 1: 10

*Carrie Grej*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

NOS00000005642814

2015-038@

**EXHIBIT "A"**

FIELD NOTES OF A TRACT OF LAND CONTAINING 1.58 ACRES SITUATED IN THE JOEL LAKEY SURVEY, ABSTRACT 64, AUSTIN COUNTY, TEXAS AND BEING ALL OF A CALLED 0.70 ACRE TRACT OF LAND CONVEYED TO DONALD ANTONIO VITA AND WIFE SCHARLENE PATRICIA VITO RECORDED BY DEED IN AUSTIN COUNTY CLERK'S FILE NO(S) 961515 OF THE OFFICIAL PUBLIC RECORD OF AUSTIN COUNTY, TEXAS AND ALL OF A CALLED 0.868 ACRE TRACT OF LAND CONVEYED TO DONALD ANTONIO VITA AND WIFE, SCHARLENE PATRICIA VITO RECORDED BY DEED IN AUSTIN COUNTY CLERK'S FILE NO(S) 983241 OF THE OFFICIAL PUBLIC RECORD OF AUSTIN COUNTY, TEXAS SAID 1.58 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

NOTE THE EAST LINE OF SUBJECT TRACT WAS USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE

BEGINNING AT A 1/2" IRON ROD, FOUND, IN THE WEST LINE OF A 79.48 ACRE TRACT OF LAND CONVEYED TO HARVEY R ASCHENBECK AND WIFE, LYNDELL A ASHENBECK RECORDED BY DEED IN VOLUME 442, PAGE 332 OF THE DEED RECORDS OF SAID COUNTY, THE SOUTHEAST CORNER OF A 2.55 ACRE TRACT OF LAND CONVEYED TO HARVEY ROSS ASCHENBECK AND WIFE, LYNDELL ANNE ASHENBECK RECORDED BY DEED IN AUSTIN COUNTY CLERK'S FILE NO(S) 983125 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, THE NORTHEAST CORNER OF SAID 0.868 ACRES AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S 00 DEG 47'18" E, ALONG THE WEST LINE OF SAID 79.48 ACRES AND THE EAST LINE OF SAID 0.868 ACRES TOGETHER WITH THE EAST LINE OF SAID 0.70 ACRES, A DISTANCE OF 277.20 FEET TO A WOOD FENCE POST, FOUND, IN THE NORTHWEST RIGHT-OF-WAY LINE OF KORTHAUER THE SOUTHWEST CORNER OF SAID 79.48 ACRES, THE SOUTHEAST CORNER OF SAID 0.70 ACRES AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S 49 DEG 10'45" W, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID KORTHAUER AND THE SOUTH LINE OF SAID 0.70 ACRES A DISTANCE OF 225.60 FEET TO A 1/2" CAPPED IRON ROD MARKED H & H, SET, BEING THE SOUTHEAST CORNER OF A 2.34 ACRE TRACT OF LAND CONVEYED TO J O WADE RECORDED BY DEED IN VOLUME 540, PAGE 534 OF THE DEED RECORDS OF SAID COUNTY, THE SOUTHWEST CORNER OF SAID 0.70 ACRES AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE, N 07 DEG 11'54" W, ALONG THE EAST LINE OF SAID 2.34 ACRES AND THE WEST LINE OF SAID 0.70 ACRES, A DISTANCE OF 227.00 FEET TO A 1/2" CAPPED IRON ROD MARKED H & H, SET, BEING AN ANGLE CORNER IN THE EAST LINE OF SAID 2.34 ACRES, THE SOUTHWEST CORNER OF SAID 0.868 ACRES, THE NORTHWEST CORNER OF SAID 0.70 ACRES AND FOR AN ANGLE CORNER IN THE WEST LINE OF THE HEREIN DESCRIBED TRACT,

THENCE, N 04 DEG 42'02" W, ALONG THE EAST LINE OF SAID 2.34 ACRES AND THE WEST LINE OF SAID 0.868 ACRES, A DISTANCE OF 188.03 FEET TO A 1/2" CAPPED IRON ROD MARKED H & H, SET, IN THE SOUTH LINE OF SAID 2.55 ACRES, THE NORTHEAST CORNER OF SAID 2.34 ACRES, THE NORTHWEST CORNER OF SAID 0.868 ACRES AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, N 86 DEG 43'50" E, ALONG THE SOUTH LINE OF SAID 2.55 ACRES AND THE NORTH LINE OF SAID 0.868 ACRES, A DISTANCE OF 211.11 FEET TO THE POINT OF BEGINNING" AND CONTAINING 1.58 ACRES MORE OR LESS



NOS00000005642814

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States If you or your spouse is serving on active military duty, including active military 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**

WHEREAS, on **3/7/2003**, **WESLEY BRYANT JR AND WIFE, PATRICIA BRYANT**, executed a Deed of Trust conveying to **MICHAEL L RIDDLE** as Trustee, the Real Estate hereinafter described, to **KELLNER MORTGAGE INVESTMENTS I, LTD**, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 031536, Volume XXX, Page XXX, in the DEED OF TRUST OR REAL PROPERTY records of **AUSTIN COUNTY**, Texas, and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness,

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **1/5/2016** beginning not earlier than **1 00 pm**, or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **AUSTIN COUNTY, TEXAS** to the highest bidder for cash The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51 002 of the Texas Property Code as amended, if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted Said Real Estate is described as follows

**LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

Property Address **216 WEST LUHN STREET, BELLVILLE, TX 77418**  
Mortgage Servicer **Caliber Home Loans, Inc**  
Mortgage Servicer Address **13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134**  
Noteholder **U S Bank Trust, N A**, as Trustee for **LSF8 Master Participation Trust**

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder Pursuant to the Servicing Agreement and Texas Property Code §51 0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan

WITNESS MY HAND this day, December 3<sup>rd</sup> 2015

  
Megan Randle Bender,  
Substitute Trustee

When recorded please return to  
Summit Trustee Services  
16745 W Bernardo Drive, Suite 100  
San Diego, CA 92127



4553149

2015-0370

EXHIBIT "A"

BEING a 0.192 acre tract of land located in part of the South corner of Outlot Number 28 in the Bellville Township in the John Nichols League, Abstract No. 73, Austin County, Texas, said 0.192 acre tract being all of that same certain tract of land described in Deed from Annabel Grawunder to Billy R. Minar and wife, Lenice A. Minar dated November 25, 1980 recorded in Volume 435, Page 811 of the Official Records of Austin County, Texas to which reference is made for all purposes, said 0.192 acre tract being more particularly described by metes and bounds as follows, TO-WIT:

BEGINNING at a 3/4" iron pipe found in the Northeast line of West Luhn Street for the West corner of the said Minar tract and also the West corner of the herein described tract, said 3/4" iron pipe also being the South corner of a 0.251 acre tract (Vol. 435, Page 858, O.R.A.C.),

THENCE N25°56'00"E (Reference Bearing) along the Southeast line of the said 0.251 acre tract a distance of 120.05 feet to a chain link fence corner post found for the North corner of the herein described tract,

THENCE S64°19'33"E along an existing fence a distance of 69.77 feet to a chain link fence corner post found for the East corner of the herein described tract,

THENCE S25°36'00" W (Deed Call) a distance of 120.05 feet to a point for the South corner of the herein described tract; said point being N37°58'12"E a distance of 3.61 feet from a 3/4" iron pipe found for a corner, said point also being in the Northeast line of West Luhn Street;

THENCE N64°19'33"W along the said Northeast line of West Luhn Street a distance of 69.77 feet to the PLACE OF BEGINNING, containing 0.192 acres of land. A plat accompanies these field notes

FILED

15 DEC -3 PM 4: 28

*Carrie Dregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2015-037@