

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: 07/04/2017

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

Place: INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 1327 Maler Rd, Sealy, TX 77474-1671

- 2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property
- 3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/11/2005 and recorded 04/18/2005 in Document 052321, Book --- Page ---, real property records of Austin County Texas, with Edward Hill and wife Victor Hill, grantor(s) and Option One Mortgage Corporation, a California Corporation.
- 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 Edward Hill and wife Victor Hill, securing the payment of the indebtedness in the original principal amount of \$147,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2005-OPT1, Asset-Backed Certificates, Series 2005-OPT1 is the current mortgagee of the note and the deed of trust or contract lien.

FILED

17 MAY 31 AM 11:17

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2017-30

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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:

1 Acre Tract of land in the Isaac Gifford (surveyor)

All that certain tract or parcel of land situated in Austin County, Texas, in the Isaac Gifford Survey, Abstract No. 179, and being part of a certain 4.8869 acre tract of land set aside for Lester Downey in an Agreed Judgement of Partition recorded in Volume 683, Page 118 of the Official Records of Austin County, Texas. and being more particularly described as follows:

Beginning at a ½ inch iron pipe found at the east corner of the said Downey 4.8869 acre tract of land in the southwest line of Maler Road. This point also being the north corner of a 4.8869 acre tract of land set aside for Jo Downey Sevalia, a/k/a Joella Jerrells, a/k/a Joe Downey Jerrells in an Agreed Judgement of Partition recorded in volume 683, page 118 of the official records of Austin County, Texas:

Thence, with the common line between the Downey and Jerrells tract of land, South 45°00'00" west for 208.71 feet to a ½ inch iron pin set for the south corner of this 1.000 acre tract of land;

Thence, North 45° 05' 00" west for 208.71 feet to a ½ inch iron pin set for the west corner of this 1.000 acre tract of land;

Thence, North 45°00'00" east for 208.71 feet to a ½ inch iron pin set for the north corner of this 1.000 acre tract of land in the southwest fine of Maler Road;

Thence, with the southwest line of Maler Road, South 45°05'00" east for 208.71 feet to the place of beginning and containing 1.000 acre of land.

The bearings recited herein are based on the southeast line of the Lester Downey tract 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:

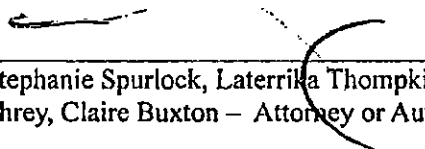
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**


Notice of [Substitute] Trustee Sale

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

Date: May 22, 2017


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


Megan L. Randle - Bender, Evan Press, Kristopher Holub, Patrick Zwiers, Kelley Burns, Dann Porter, Chris Demarest, Tanya Graham, Matthew Wolfson, Daniel Willis, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Rebecca Bolton, 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.

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, ELDA MARTINEZ AND VERN CAMERON delivered that one certain Deed of Trust dated APRIL 11, 2007, which is recorded in INSTRUMENT NO. 072211 of the real property records of AUSTIN County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$86,000.00 payable to the order of WINDVEST CORPORATION, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

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

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

WHEREAS, WINDVEST CORPORATION, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

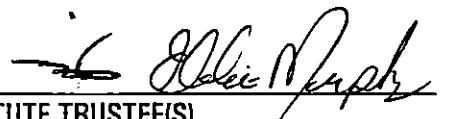
NOTICE IS HEREBY GIVEN that on Tuesday, JULY 4, 2017, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT FIVE (5), IN LAKESIDE ESTATES, SECTION TWO A SUBDIVISION OF 37.008 ACRES OUT OF 522.0307 ACRE TRACT OF LAND LOCATED IN THE H. & T.C.R.R. SURVEY (A-207), AUSTIN COUNTY, TEXAS, ACCORDING TO THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF AUSTIN COUNTY, TEXAS, IN THE VOLUME 1, PAGES 200 OF THE PLAT RECORDS, INCLUDING BUT NOT LIMITED TO A 2000 CRESTRIDGE, MANUFACTURED HOME, SERIAL NUMBER CRH2TX02543A/B, 28X80.

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

NOTICE IS FURTHER GIVEN that the address of WINDVEST CORPORATION, the Mortgagee or Mortgage Servicer, is 3131 CAMINO DEL RIO N, STE. 310, SAN DIEGO, CALIFORNIA 92108. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: JUNE 12, 2017.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR MEGAN L. RANDLE
OR EBBIE MURPHY

FILE NO.: WVT-1013
PROPERTY: 6936 GRACE LANE
SEALY, TEXAS 77474

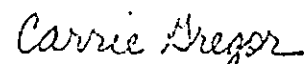
ELDA MARTINEZ

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

FILED

17 JUN 12 AM 10:24

2017-31



COUNTY CLERK
AUSTIN COUNTY, TEXAS



4623356

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: July 04, 2017

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 27, 2016 and recorded in Document CLERK'S FILE NO. 164106 real property records of AUSTIN County, Texas, with BLAKE EDWARD BOWERS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BLAKE EDWARD BOWERS, securing the payment of the indebtednesses in the original principal amount of \$263,547.00, 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

Megan L. Randle

MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK

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 Megan L. Randle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 06/12/17 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]
Declarants Name: Megan L. Randle
Date: 06/12/17

FILED
17 JUN 12 AM 10: 25
Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2017-32



EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 8.523 ACRES, MORE OR LESS, IN THE JAMES COCHRAN SURVEY, ABSTRACT 146, AND THE JOEL LAKEY SURVEY, ABSTRACT 63, AUSTIN COUNTY, TEXAS, SAME BEING THE AGGREGATE OF THAT CERTAIN CALLED 1.103 ACRE PARCEL AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 639, PAGE 108 AND VOLUME 639, PAGE 115 AND CLERK'S FILE NO. 003962 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, THAT CERTAIN CALLED 1.115 ACRE PARCEL AS DESCRIBED BY INSTRUMENT RECORDED IN CLERK'S FILE NO. 074978 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, THAT CERTAIN CALLED 1.086 ACRE PARCEL AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 639, PAGE 108 AND VOLUME 639, PAGE 115 AND CLERK'S FILE NO. 003962 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, AND THAT CERTAIN CALLED 5.217 ACRE PARCEL AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 639, PAGE 108 AND VOLUME 639, PAGE 115 AND CLERK'S FILE NO. 003962 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAID 8.523 ACRE TRACT (OF WHICH 0.278 ACRE LIES WITHIN THE RIGHT-OF-WAY OF LOOP ROAD) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT AN OLD SPIKE FOUND FOR CORNER, SAME BEING THE POINT OF BEGINNING AND MOST NORTHERLY NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAME BEING WITHIN THE RIGHT-OF-WAY OF LOOP ROAD (RIGHT-OF-WAY VARIES), AND SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID CALLED 1.115 ACRE PARCEL;

THENCE, WITH SAID COMMON LINE, SOUTH 00 DEGREES 10 MINUTES 35 SECONDS EAST (CALLED SOUTH 00 DEGREES 10 MINUTES 35 SECONDS EAST) (BASIS OF BEARINGS), PASS AT A DISTANCE OF 20.00 FEET (CALLED 20.00 FEET), A SPIKE SET FOR CORNER, SAME BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID CALLED 1.115 ACRE PARCEL, SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID CALLED 1.086 ACRE PARCEL, PASS AT A DISTANCE OF 208.59 FEET (CALLED 208.59 FEET), A SPIKE SET FOR CORNER, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 1.086 ACRE PARCEL, SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID CALLED 5.217 ACRE PARCEL, IN ALL A DISTANCE OF 537.88 FEET (CALLED 537.88 FEET) TO AN OLD SPIKE FOUND FOR CORNER, SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID CALLED 5.217 ACRE PARCEL, AND SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, DEPARTING SAID LOOP ROAD RIGHT-OF-WAY AND WITH SAID COMMON LINE, SOUTH 89 DEGREES 19 MINUTES 39 SECONDS WEST, A DISTANCE OF 22.50 FEET (CALLED SOUTH 89 DEGREES 19 MINUTES 39 SECONDS WEST, 22.50 FEET) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING ON A LINE TAKEN TO BE THE WESTERLY LINE OF THE JOEL LAKEY SURVEY, ABSTRACT 63, AND AN EASTERLY LINE OF THE JAMES COCHRAN SURVEY, ABSTRACT 146, SAME BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID LOOP ROAD, SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF THAT CERTAIN CALLED 5.214 ACRE PARCEL AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 594, PAGE 408 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAME BEING IN THE SOUTHERLY LINE OF SAID CALLED 5.217 ACRE PARCEL, AND SAME BEING IN THE SOUTHERLY LINE OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH SAID COMMON LINE, SOUTH 89 DEGREES 19 MINUTES 39 SECONDS WEST, A DISTANCE OF 667.65 FEET (CALLED SOUTH 89 DEGREES 19 MINUTES 39 SECONDS WEST, 667.75 FEET) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID CALLED 5.214 ACRE PARCEL, SAME BEING AN EASTERLY LINE OF THE RESIDUE OF THAT CERTAIN CALLED 10.2416 ACRE PARCEL AS DESCRIBED BY INSTRUMENT RECORDED IN CLERK'S FILE NO. 142140 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAME BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID CALLED 5.217 ACRE PARCEL, AND SAME BEING THE MOST WESTERLY SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH SAID COMMON LINE, NORTH 00 DEGREES 13 MINUTES 49 SECONDS WEST (CALLED NORTH 00 DEGREES 11 MINUTES 05 SECONDS WEST), PASS AT A DISTANCE OF 329.26 FEET (CALLED 329.15 FEET) A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID CALLED 5.217 ACRE PARCEL, SAME BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF THE AFOREMENTIONED CALLED 1.103 ACRE PARCEL, IN ALL A DISTANCE OF 537.68 FEET (CALLED 537.54 FEET) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID CALLED 1.103 ACRE PARCEL, SAME BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF THAT CERTAIN CALLED 8.084 ACRE PARCEL AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 639 PAGE 127 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAME BEING IN THE EASTERLY LINE OF THE RESIDUE OF SAID CALLED 10.2416 ACRE PARCEL, AND SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH SAID COMMON LINE, NORTH 89 DEGREES 18 MINUTES 43 SECONDS EAST (CALLED NORTH 89 DEGREES 17 MINUTES 57 SECONDS EAST), PASS AT A DISTANCE OF 229.70 FEET (CALLED 229.53 FEET) A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING A SOUTHERLY EXTERIOR CORNER OF SAID CALLED 8.084 ACRE PARCEL, SAME BEING THE MOST WESTERLY SOUTHWEST CORNER OF THAT CERTAIN CALLED 1.105 ACRE PARCEL AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 588, PAGE 659 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID CALLED 1.115 ACRE PARCEL, SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID CALLED 1.103 ACRE PARCEL, IN ALL A DISTANCE OF 668.16 FEET (CALLED 667.83 FEET) TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID CALLED 1.105 ACRE PARCEL, SAME BEING IN A LINE TAKEN TO BE THE EASTERLY LINE OF SAID JAMES COCHRAN SURVEY, ABSTRACT 146, SAME BEING IN THE WESTERLY LINE OF THE SAID JOEL LAKEY SURVEY, ABSTRACT 63, SAME BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED LOOP ROAD, SAME BEING IN THE NORTHWESTERLY LINE OF SAID CALLED 1.115 ACRE PARCEL, AND SAME BEING A NORTHWESTERLY INTERIOR CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF SAID LOOP ROAD AND SAID SURVEY LINES AND



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WITH SAID COMMON LINE, NORTH ~~69~~ DEGREES 17 MINUTES 57 SECONDS EAST, A DISTANCE OF 22.50 FEET (CALLED NORTH 89 DEGREES 17 MINUTES 57 SECONDS EAST, 22.50 FEET) TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING 8.523 ACRES (OF WHICH 0.278 ACRE LIES WITHIN THE RIGHT-OF-WAY OF LOOP ROAD) OF LAND, MORE OR LESS. REFER TO BOUNDARY AND IMPROVEMENT SURVEY PLAT, PREPARED BY A-SURVEY, INC., AUGUST 15, 2016.

PROJECT NO. 16186A
AUGUST 15, 2016



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