

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: October 02, 2018

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 February 11, 2016 and recorded in Document CLERK'S FILE NO: 160750 real property records of AUSTIN County, Texas, with SCOTT ALLEN WELCH AND LISA LAREE HICKS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SCOTT ALLEN WELCH AND LISA LAREE HICKS, securing the payment of the indebtednesses in the original principal amount of \$292,300.00, 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

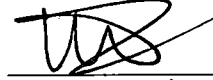


MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK

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 Megane Randle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 02/31/18 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.



Declarant's Name: Megane L. Randle
Date: 02/31/18



NOS0000007718026

EXHIBIT "A"

A METES AND BOUNDS DESCRIPTION OF A CERTAIN 3.00 ACRE TRACT OUT OF THE TOWN OF SAN FELIPE DE AUSTIN SURVEY, ABSTRACT NO. 5, AUSTIN COUNTY, TEXAS, BEING A PORTION OF LOT THREE AND LOT SIX IN BLOCK 36 OF SEALY'S SUBDIVISION OF THE FIVE LEAGUES OF LAND TO THE TOWN OF SAN FELIPE DE AUSTIN AS RECORDED IN VOLUME Y, PAGE 318 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS (SEALY'S SUBDIVISION), ALSO BEING A PORTION OF A CALLED 113 ACRE TRACT CONVEYED BY SPECIAL WARRANTY DEED TO CURTIS B. HILLBOLDT TESTAMENTARY TRUST RECORDED IN INSTRUMENT NUMBER 2006-60109 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY (OPRAC) AND TO GAH REAL ESTATE, L.P. AS CONVEYED IN A CORRECTION SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 132723 OPRAC AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BEING BASED ON A CALL OF NORTH 45° EAST ALONG THE COMMON LOT LINE OF LOTS ONE AND EIGHT, LOTS TWO AND SEVEN, AND LOTS THREE AND SIX IN BLOCK 36 OF SEALY'S SUBDIVISION;

COMMENCING AT A FOUND 5/8-INCH IRON ROD AT THE INTERSECTION OF THE NORTHEAST LINE OF GOEBEL STREET (NO DEDICATION FOUND OF RECORD) AT THE WEST CORNER OF A CALLED 3.0 ACRE TRACT CONVEYED BY DEED TO SUSAN M. KRISTYNIK RECORDED IN FILE NUMBER 043764 OPRAC;

THENCE NORTH 45 DEG 00'00" WEST, ALONG THE OCCUPIED RIGHT-OF-WAY OF GOEBEL STREET 309.30 FEET TO A SET 5/8-INCH IRON ROD (WITH CAP STAMPED "JONES & CARTER") IN THE NORTHEAST OCCUPIED RIGHT-OF-WAY OF GOEBEL STREET MARKING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 3.00 ACRE TRACT;

THENCE NORTH 45 DEG 00'00" WEST, ALONG THE NORTHEAST OCCUPIED RIGHT-OF-WAY OF GOEBEL STREET AND ACROSS LOT SIX, PASSING AT 60.00 FEET THE COMMON LOT LINE BETWEEN LOT SIX AND LOT THREE A FOUND 5/8-INCH IRON ROD (WITH CAP STAMPED "JONES & CARTER") AT A FENCE COMER MARKING THE END OF THE OCCUPIED RIGHT-OF-WAY OF GOEBEL STREET, CONTINUING ACROSS LOT THREE, FOR A TOTAL DISTANCE OF 512.73 FEET TO A SET 5/8-INCH IRON ROD (WITH CAP STAMPED "JONES & CARTER");

THENCE OVER AND ACROSS LOT THREE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 45 DEG 00' 00" EAST, 206.97 FEET TO A SET 5/8-INCH IRON ROD (WITH CAP STAMPED "JONES & CARTER");
2. NORTH 57 DEG 09' 01" EAST, 276.07 FEET TO A SET 5/8-INCH IRON ROD (WITH CAP STAMPED "JONES & CARTER");
3. SOUTH 45 DEG 00' 00" EAST, 200.39 FEET TO A SET 5/8-INCH IRON ROD (WITH CAP STAMPED "JONES & CARTER");
4. SOUTH 45 DEG 00' 00" WEST, 416.86 FEET TO A SET 5/8-INCH IRON ROD (WITH CAP STAMPED "JONES & CARTER");

THENCE, SOUTH 45 DEG 00' 00" EAST, PASSING AT 194.23 FEET THE COMMON LOT LINE BETWEEN LOT THREE AND LOT SIX, CONTINUING IN ALL A TOTAL DISTANCE OF 254.23 FEET TO A SET 5/8-INCH IRON ROD (WITH CAP STAMPED "JONES & CARTER");

THENCE, SOUTH 45 DEG 00' 00" WEST, 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES OF LAND IN AUSTIN COUNTY, TEXAS, AS SHOWN ON DRAWING NO. 1309 IN THE OFFICE OF JONES/CARTER IN COLLEGE STATION, TEXAS

FILED

18 JUL 31 AM 9:12

*Carrie Gregor*COUNTY CLERK
AUSTIN COUNTY, TEXAS

NOS00000007718026

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: October 02, 2018

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 February 14, 2008 and recorded in Document CLERK'S FILE NO. 080794 real property records of AUSTIN County, Texas, with VICKI S LAMBERT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VICKI S LAMBERT, securing the payment of the indebtednesses in the original principal amount of \$156,838.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077

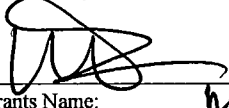


KRISTIE ALVAREZ, JULIAN PERRINE, KATHLEEN ADKINS, AMY BOWMAN, EVAN PRESS, REVA ROUCHON-HARRIS, MONICA HIRVELA, BENJAMIN GRIESINGER, REID RUPLE, CATRENA WARD, KIM HINSHAW, STEPHANIE KOHLER, IAN MOSER MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK
Substitute Trustee

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 07/31/18 I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.


Declarants Name: Megan L. Randle
Date: 07/31/18



NOS0000007761067

EXHIBIT "A"

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.

FILED

18 JUL 31 AM 9: 12

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS



NOS00000007761067

Notice of Substitute Trustee's Sale

Date: August 13th, 2018

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated April 9, 2013 in the original principal amount of \$277,319.00

Deed of Trust

Date: April 9, 2013
Grantor: James E. Sikes and Kelly C. Sikes
Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services
Recording information: Clerk's File No. 132111, of the Official Public Records of Real Property of Austin County, Texas
Property: Field notes of a 13.89 acre tract or parcel of land, lying and being situated in the James Tylee Heirs Survey, Abstract No. 304, Austin County, Texas, and being all of the called 13.887 acre tract described in the deed from Thurman H. Flud, et ux, to James E. Sikes and wife, as recorded in Document No. 994434, of the Official Public Records of Austin County, Texas and said 13.89 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Substitute Trustee's Name: Brent A. Lane, Megan Randle, Debby Jurasek or Ebbie Murphy, any to act
Substitute Trustee's Address: 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)

County: Austin
Date of Sale (first Tuesday of month): October 2, 2018
Time of Sale: 1:00 p.m. - 4:00 p.m.

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

Mortgagee has appointed Brent A. Lane, Megan Randle, Debby Jurasek or Ebbie Murphy, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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

By: Megan Randle
Brent A. Lane, Megan Randle, Debby Jurasek or Ebbie Murphy, any to act

Law Office of Beard & Lane, P.C. - (281) 897-8848

2018-57

James E. Sikes
and Wife, Kelly C. Sikes
13.89 Acre Tract
James Tylee Heirs Survey, A-304
Austin County, Texas

Field notes of a of a 13.89 acre tract or parcel of land, lying and being situated in the James Tylee Heirs Survey, Abstract No. 304, Austin County, Texas, and being all of the called 13.887 acre tract described in the deed from Thurman H. Flud, et ux, to James E. Sikes and wife, as recorded in Document No. 994434, of the Official Public Records of Austin County, Texas, and said 13.89 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod found at a 6" creosote post fence corner marking the north corner of the 13.887 acre tract in the southeast line of Oak Road (apparent - 50' wide right-of-way), same being the west corner of the Eller - called 85.000 acre tract recorded in Volume 792, Page 565, of the Official Records of Austin County, Texas;

THENCE S 46° 46' 24" E along the northeast line of the beforementioned 13.887 acre tract, same being the southwest line of the beforementioned 85.000 acre tract, adjacent to a fence, for a distance of 1200.97 feet to the east corner of the 13.887 acre tract, same being the southeast corner of the 85.000 acre tract and being the west corner of the Stewart - called 104.155 acre tract recorded in Volume 314, Page 189, of the Official Records of Austin County, Texas, from which a 1/2" iron rod found at an 8" creosote post fence corner bears S 09° 08' 46" W - 1.51 feet;

THENCE S 44° 55' 51" W along the southeast line of the beforementioned 13.887 acre tract, same being the northwest line of the called 53.86 acre tract described in Volume 137, Page 328, of the Deed Records of Austin County, Texas, adjacent to a fence, at a distance of 535.2 feet, pass a 3" creosote post fence corner, continue on, for a total distance of 548.71 feet to a 1/2" iron rod found at a 4" creosote post fence corner marking the south corner of the 13.887 acre tract, same being the east corner of the 10.200 acre tract described in Document No. 60137, of the Official Public Records of Austin County, Texas;

THENCE N 46° 46' 50" W along the southwest line of the beforementioned 13.887 acre tract, same being the northeast line of the beforementioned 10.200 acre tract and the Clark - called 3.687 acre tract, described in Document No. 67245, of the Official Public Records of Austin County, Texas, partially adjacent to a fence, which lies an average of 11 feet northeast of this described line, at a distance of 155.00 feet, pass a 1/2" iron rod found at the east corner of the 3.687 acre tract, continue on, for a total distance of 966.80 feet to a 1/2" iron rod found at the west corner of the 13.887 acre tract near southwest edge of gravel driveway in the east line of Oak Road, same being the north corner of the 3.687 acre tract;

THENCE along the east and southeast line of Oak Road, same being the west and northwest line of the beforementioned 13.887 acre tract, adjacent to a fence, as follows:

N 14° 36' 26" E for a distance of 266.46 feet to a 1/2" iron rod found at a 30" cedar tree fence angle point,
N 27° 34' 01" E for a distance of 326.82 feet to the **PLACE OF BEGINNING**, containing 13.89 acres of land, more or less.



Surveyed: April, 2013

S. M. Kling

By: S. M. Kling
R.P.L.S. No. 2003

Prepared 04/09/13
Kes13-Sikes - 13.89ac - 439700.docx

10 11 13 03 19 21

KLING ENGINEERING & SURVEYING, a Division of Civil Engineering Consultants

8
EXHIBIT A

2018-57

FILED
13 APR 23 PM 1:01
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 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

1321 *Carrie Gregor*
COUNTY CLERK
AUSTIN COUNTY, TEXAS

FILED
18 AUG 13 AM 11:44
Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

9

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS

COUNTY OF AUSTIN

On or about May 3, 2013, Edgar Zaneck, Jr. and Doris Jean Zaneck acting as Co-Trustees of the ZANEK IRREVOCABLE TRUST executed and delivered a Deed of Trust to Dennis Hansen, the Trustee, for the benefit of Austin County State Bank which conveyed the following described two tracts of land:

1. All that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas and being Lot Twenty-nine (29), Block One (1), TIFFANY PARK SUBDIVISION, PHASE TWO, an addition to the City of Bryan, Texas according to plat recorded in Volume 2146, Page 160, Official Records of Brazos County;

2. 167.6413 acres, more or less, part of the J. Furnash Survey, A-40, being the same property described as being the 228.5 acre tract described in the following deeds: Deed dated March 14, 1953 from Otto Winkleman to Herbert L. Arning and wife, Lydia Arning, filed for record in the Clerk's file number 589, Austin County Deed Record; Deed from John Arning, Guardian, to Herbert L. Arning, which deed is dated the 4th day of February, 1953, filed for record the 17th day of March, 1953, Clerk's File number 591, Austin County Deed Records; Deed from John Arning, et ux, to Herbert L. Arning and wife, Lydia Arning, dated the 8th day of December 1952 and filed for record the 17th day of March, 1953 in Clerk's File number 590, Austin County Deed Records; Deed from Ida Arning Buck to Herbert L. Arning and wife, Lydia Arning, which deed is dated the 30th day of June, 1953, and filed for record on the 2nd day of July, 1953, Clerk's file number 1305, Austin County Deed Records, LESS AND EXCEPT 5.00 acres described in Deed dated February 22, 1971, from Herbert L. Arning and wife, Lydia D. Arning to Robert E. Beamon, recorded in Volume 325, Page 350, Deed Records of Austin County, Texas and LESS AND EXCEPT 5.766 acres described in Deed dated June 28, 1971, from Herbert L. Arning and wife, Lydia D. Arning to R.D. Minatra, recorded in Volume 328, Page 295, Deed Records of Austin County, Texas and LESS AND EXCEPT 50.0927 acres described in Deed dated December 31, 1979, from Lydia Arning and Doris Zaneck to Robert Beamon, recorded in Volume 423, Page 727, Deed Records fo Austin County, Texas, LESS AND EXCEPT a 10.00 acre tract of land out of the J. Furnash Survey, Abstract No. 40, Austin County, Texas, said 10.00 acre tract being described more fully in Exhibit "A" attached hereto and incorporated herein; and

The Deed of Trust was recorded in the Official Records of Brazos County, Texas, in Volume 11331, Page 160. The Deed of Trust was corrected by instrument dated June 19, 2013 filed of record in Volume 11422, Page 66 of the Official Records of Brazos County, Texas wherein the two properties were separated and secured by two separate Deeds of Trust, Both Correction Deeds of Trust were renewed and extended by Instrument dated April 23, 2015, effective March 8, 2015 filed in Brazos County Official Records in Volume 12646. 270 and filed in the Official Public Records of Austin County, Texas in Clerk's File No. 151737. Both Correction Deeds of Trust were again renewed, extended and modified by Instrument effective date February 8, 2018 filed in Brazos County Official Records in Volume 14496, Instrument 13209779.

WHEREAS, defaults have occurred and Austin County State Bank, the legal owner and holder of the Note and Deed of Trust, has demanded cure of defaults, and, such cure not having been made, Austin County State Bank has accelerated said indebtedness and demanded payment in full on the above described Note together with all expenses permitted under the terms of the Deed of Trust and the whole of said indebtedness has become due and payable in full; and

WHEREAS, Borrowers as obligors, despite Austin County State Bank's demand, have failed to pay and continue to fail to pay the Note; and

WHEREAS, Austin County State Bank, the owner and holder of the Note therein described, has duly appointed Dennis Hansen as Trustee, and requested Dennis Hansen as Trustee under the Deed of Trust to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the indebtedness secured thereby, but notice is hereby given that Austin County State Bank may appoint another person as substitute trustee to conduct the sale herein described as provided in the Deed of Trust:

NOW THEREFORE, NOTICE IS HEREBY GIVEN that after due publication of this Notice as required by the Deed of Trust, that on 2nd day of October, 2018, at 10:00 a.m., or within three (3) hours thereafter, I, Dennis Hansen, Trustee, will sell at the area designated by the Commissioners Court of Austin County ("Commissioners") as the designated area for the conduct of foreclosure sales of this nature in Austin County, Texas (or at such other location as may be designated by the Commissioners after the sending of this Notice and before the sale), to-wit: the foyer/lobby of the Austin County Courthouse located at One East Main, Bellville, Austin County, Texas 77418, to the highest bidder for cash (subject to the provisions of the Deed of Trust permitting the beneficiary under the Deed of Trust to have its bid credited to the indebtedness owed to such beneficiary by Borrowers under the Note and Deed of Trust up to the amount of unpaid indebtedness secured by the Deed of Trust at the time of the sale), the following described real property lying and being situated in the County of Austin, State of Texas, together with all improvements thereon and all fixtures and personal property covered by the Deed of Trust, and which includes, without limitation, the following described real property, together with improvements thereon, situated in Austin County, Texas, to-wit:

167.6413 acres, more or less, part of the J. Furnash Survey, A-40, being the same property described as being the 228.5 acre tract described in the following deeds: Deed dated March 14, 1953 from Otto Winklemann to Herbert L. Arning and wife, Lydia Arning, filed for record in the Clerk's file number 589, Austin County Deed Record; Deed from John Arning, Guardian, to Herbert L. Arning, which deed is dated the 4th day of February, 1953, filed for record the 17th day of March, 1953, Clerk's File number 591, Austin County Deed Records; Deed from John Arning, et ux, to Herbert L. Arning and wife, Lydia Arning, dated the 8th day of December 1952 and filed for record the 17th day of March, 1953 in

Clerk's File number 590, Austin County Deed Records; Deed from Ida Arning Buck to Herbert L. Arning and wife, Lydia Arning, which deed is dated the 30th day of June, 1953, and filed for record on the 2nd day of July, 1953, Clerk's file number 1305, Austin County Deed Records, LESS AND EXCEPT 5.00 acres described in Deed dated February 22, 1971, from Herbert L. Arning and wife, Lydia D. Arning to Robert E. Beamon, recorded in Volume 325, Page 350, Deed Records of Austin County, Texas and LESS AND EXCEPT 5.766 acres described in Deed dated June 28, 1971, from Herbert L. Arning and wife, Lydia D. Arning to R.D. Minatra, recorded in Volume 328, Page 295, Deed Records of Austin County, Texas and LESS AND EXCEPT 50.0927 acres described in Deed dated December 31, 1979, from Lydia Arning and Doris Zaneck to Robert Beamon, recorded in Volume 423, Page 727, Deed Records of Austin County, Texas, LESS AND EXCEPT a 10.00 acre tract of land out of the J. Furnash Survey, Abstract No. 40, Austin County, Texas, said 10.00 acre tract being described more fully in Exhibit "A" attached hereto and incorporated herein;

The Deed of Trust permits Austin County State Bank as the beneficiary thereunder to postpone, withdraw, or reschedule the sale for another day. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Dennis Hansen, Trustee, may be contacted at 436 S. Front Street, Bellville, TX 77418.

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 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 military service to Melissa Luetge, Substitute Trustee, may be contacted at P.O. Box 182, Industry, Texas 78944 immediately.

THE SALE OF THE PROPERTY SHALL BE "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE OR AUSTIN COUNTY STATE BANK, EXPRESS, IMPLIED, STATUTORY, QUASISTATUTORY OR OTHERWISE, ANY WARRANTY OF

2018/59

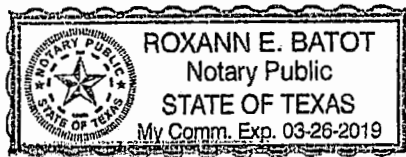
MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER AUSTIN COUNTY STATE BANK NOR THE TRUSTEE MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER AT THIS FORECLOSURE SALE.

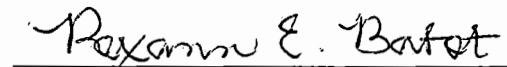
EXECUTED on this the 11th day of September, 2018.


Dennis Hansen
Trustee

STATE OF TEXAS
COUNTY OF AUSTIN

This instrument was acknowledged before me on September 11, 2018 by Dennis Hansen, Trustee.




Notary Public

2018 59

STATE OF TEXAS
COUNTY OF AUSTIN

FIELD NOTES of a survey of a 10.00 acre tract of land out of the J. Furnash Survey, Abstract No. 40, Austin County, Texas. Said 10.00 acre tract being a part of that called 167.6413 acre tract of land described in a deed dated January 4, 1889 to Edgar Zanak, Jr., and Doris Joan Zanak, Trustee of the Zanak Irrevocable Trust, recorded in File Number 980065, of the Official Records of Austin County, Texas for which reference is made and the said 10.00 acre tract being described by metes and bounds as follows, TO-WIT:

BEGINNING at a 3/8 inch iron rod found in the Southwest line of Arming Road for the East corner of a called 330.978 acre tract described in a deed to Mill Creek Land & Cattle Co., LTD., File No. 070058, Austin County Official Records, corner being also the North corner of the herein described 10.00 acre tract, from said corner a 3/8 inch iron rod found for reference bears N 48° 58' 06" W a distance of 1114.77 feet;

THENCE S 48° 13' 22" E a distance of 652.88 feet (called S 47° E) with the Southwest line of Arming Road to a 5/8 inch iron rod set (capped Frank Surveying) for the East corner of the herein described 10.00 acre tract, from said corner a 1/2 inch iron rod found for reference bears S 49° 13' 22" E a distance of 2615.84 feet;

THENCE S 47° 37' 38" W a distance of 872.00 feet departing said Arming Road running across the parent 167.6413 acre tract to a 5/8 inch iron rod set (capped Frank Surveying) for the South corner of the herein described 10.00 acre tract;

THENCE N 48° 13' 22" W a distance of 652.88 feet continuing across the parent 167.6413 acre tract to a point in a fence corner post in the Southeast line of the said 330.978 acre tract for the West corner of the herein described 10.00 acre tract, from said point a 3/8 inch iron rod set (capped Frank Surveying) for reference bears S 47° 37' 38" W - 0.47 feet, and a 1/2 inch iron rod found bears S 47° 37' 38" W a distance of 209.33 feet;

THENCE N 47° 37' 38" E a distance of 872.00 feet (called N 48° 55' 38" E - File No. 070056) with the Southeast line of the said 330.978 acre tract to the PLACE OF BEGINNING, containing 10.00 acres of land.
Survey Plat to accompany Field Notes.

Project No. 07-243

All bearings are based on the Lambert Grid, Texas Coordinate System of 1983, Texas South Central Zone.

The convergence angle from GRID NORTH is 1° 17' 52".

IN WITNESS THEREOF, my hand and seal, this the 5th day of June 2007.



[Signature]
For Frank Surveying Co., Inc.
By: Matthew W. Loessin, RPLS
Texas Registration No. 8853

Exhibit A

FILED

18 SEP 11 PM 2:41

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2018-59