

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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 & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 07, 2004 and recorded under Clerk's File No. 048274, in the real property records of Austin County Texas, with Jesse Garcia Jr and wife Cindy Lea Garcia as Grantor(s) and Option One Mortgage Corporation, a California Corporation as Original Mortgagee.

Deed of Trust executed by Jesse Garcia Jr and wife Cindy Lea Garcia securing payment of the indebtedness in the original principal amount of \$78,750.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Jesse Garcia Jr. Wells Fargo Bank, National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-OPT1, Mortgage Pass-Through Certificates, Series 2005-OPT1 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.258 ACRES OF LAND, MORE OR LESS, IN THE CITY OF WALLIS, MILBURN AND DAVIS LEAGUE, ABSTRACT 71, AUSTIN COUNTY, TEXAS, SAME BEING ALL THAT CERTAIN CALLED 0.2583 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 648, PAGE 429 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, SAME BEING A PORTION OF BLOCK H OF M.L.H HARRY'S ADDITION AS RECORDED IN VOLUME 10, PAGE 126 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAID 0.258 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 08/05/2025

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: Austin County Courthouse, Texas at the following location: In the foyer of the Austin County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

FILED

2025 JUN 12 AM 11:14

AUSTIN COUNTY CLERK
AUSTIN COUNTY, TEXAS



2025-0019

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.**

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.


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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Megan L. Randle, Ebbie Murphy, Pete Florez, Debby Jurasek, Jennyfer Sakiewicz, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on June 11, 2025.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: 

Printed Name: Megan Randle

C&M No. 44-25-00476

2025-0019

EXHIBIT "A"

METES AND BOUNDS

DESCRIPTION

OF

0.258 ACRE

IN THE

CITY OF WALLIS

MILBURN AND DAVIS LEAGUE, ABSTRACT 71

AUSTIN COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 0.258 acre of land, more or less, in the City of Wallis, Milburn and Davis League, Abstract 71, Austin County, Texas, same being all that certain called 0.2583 acre parcel as described by deed recorded in Volume 648, Page 429 of the Official Records of Austin County, same being a portion of Block H of M.L.H. Harry's Addition as recorded in Volume 10, Page 126 of the Deed Records of Austin County, Texas, said 0.258 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1 inch iron pipe found for corner, same being the intersection of the common northeasterly right-of-way line of Center Street (80 feet in width) and the northwesterly right-of-way line of Birch Street (80 feet in width), same being the common southerly corner of said block H, and same being the POINT OF BEGINNING and southerly corner of the tract herein described;

THENCE, leaving said common northwesterly right-of-way line, with said northeasterly right-of-way line and said common line, North 46 degrees 00 minutes 00 seconds West, a distance of 149.60 feet (called North 46 degrees 00 minutes 00 seconds West, 150.00 feet) to a 1/4 inch iron rod found for corner, same being the common southerly corner of that certain called 11,250 square foot parcel as described by deed recorded in Volume 533, Page 92 of the Official Records of Austin County, Texas, same being in the common southwesterly line of said Block H, and same being the westerly corner of the tract herein described;

THENCE, leaving said common northeasterly right-of-way line and with said common line, North 43 degrees 51 minutes 26 seconds East, a distance of 75.19 feet (called North 44 degrees 00 minutes 00 seconds East, 75.00 feet) to a 1/4 inch iron rod found for corner, same being the common easterly corner of said called 11,250 square foot parcel, same being in the common southwesterly line of that certain Tract One called 75' x 300' parcel as described by deed recorded in Volume 227, Page 259 of the Deed Records of Austin County, Texas, and same being the northerly corner of the tract herein described;

THENCE, with said common line, South 46 degrees 00 minutes 00 seconds East, a distance of 149.60 feet (called South 46 degrees 00 minutes 00 seconds East, 150.00 feet) to a 1 inch iron pipe found for corner, same being in the common northwesterly right-of-way line of said Birch Street, same being the common southerly corner of said Tract One called 75' x 300' parcel, same being in the common southeasterly line of said Block H, and same being the easterly corner of the tract herein described;

THENCE, with said common northwesterly right-of-way line and said common line, South 43 degrees 51 minutes 26 seconds West, a distance of 75.19 feet (called South 43 degrees 00 minutes 00 seconds West, 75.00 feet) to the POINT OF BEGINNING of the tract herein described and containing 0.258 acre of land, more or less.

2025-0019

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/25/2023	Grantor(s)/Mortgagor(s): BRYAN L. PRADO AND WIFE, JOELL G. PRADO
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR MORTGAGE CONNEXIONS L.P. ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 232254	Property County: AUSTIN
Mortgage Servicer: M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Fountain Plaza, Buffalo, NY 14203
Date of Sale: 8/5/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Megan Randle, Robert Randle or Ebbie Murphy, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

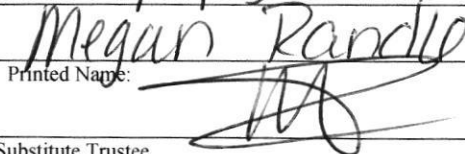
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 6/16/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for M&T Bank

Dated: 6/18/25

Printed Name: 

Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

FILED

2025 JUN 18 PM 2:46

MH File Number: TX-25-110318-POS
Loan Type: USDA Farm Loan


COUNTY CLERK
AUSTIN COUNTY, TEXAS

2025-0020

EXHIBIT "A"

BEING A 0.266 ACRE TRACT OF LAND COMPRISED OF ALL OF LOTS 19 AND 20, IN BLOCK 41, OF THE TOWN OF WALLIS SUBDIVISION, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME X, PAGE 7, DEED RECORDS OF AUSTIN COUNTY, TEXAS, AND A 0.073 ACRE TRACT OF LAND RECORDED IN VOLUME 57, PAGE 484, DEED RECORDS OF AUSTIN COUNTY, TEXAS, AND LYING IN THE D. H. MILBURN & THOMAS DAVIS SURVEY, BLOCK 6, ABSTRACT 71, AUSTIN COUNTY, TEXAS, SAID 0.266 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod for the northeast corner of the herein described tract, being also the northeast corner of Lot 20, and lying at the intersection of the South line of a 20 feet wide alley with the West right-of-way (ROW) line of South 9th Street (S 9th St) (based on a 60 feet wide ROW);

THENCE S 27°21'30" W with the East boundary line of Lot 20 and the West ROW line of S 9th St, at 140 feet pass the southeast corner of Lot 20, and continuing for a total distance of 195.38 feet to a 1/2 inch iron rod for the southeast corner of the herein described tract, and lying at the intersection of the West ROW line of S 9th St with the North ROW line of Demel Street (Demel St) (based on a 40 feet wide ROW);

THENCE N 58°10'34" W with the North ROW line of Demel St a distance of 60.18 feet to a 1/2 inch iron rod for the southwest corner of the herein described tract, being also the southeast corner of a tract of land owned by the D. W. Vick Estate;

THENCE N 27°21'30" E with the East boundary line of said Estate tract, at 50.69 feet pass the South common corner of Lots 18 and 19, and continuing for a total distance of 190.69 feet to a 1/2 inch iron rod for the northwest corner of the herein described tract, being also the North common corner of Lots 18 and 19, and lying in the South line of said alley;

THENCE S 62°38'53" E with the North boundary line of Lot 19 and the South line of said alley, at 30.00 feet pass the North common corner of Lots 19 and 20, and continuing with the North boundary line of Lot 20 for a total distance of 60.00 feet to the **PLACE OF BEGINNING** and containing 0.266 acre of land.

Bearing Basis: All bearings shown herein are referenced to the Texas Plane Coordinate System, North American Datum of 1983, South Central Zone.

2025-0020

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 18, 2017, JOEL A MUNOS, UNMARRIED MAN., executed a Deed of Trust/Security Instrument conveying to SCOTT EVERETT, as Trustee, the Real Estate hereinafter described, to ("MERS"), AS BENEFICIARY, AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 171956 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 has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 5, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Austin County Courthouse, One East Main, Bellville, TX 77418 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: LOT TWO (2), IN ALICE ACRES, A SUBDIVISION OF 4.68 ACRES OF LAND, MORE OR LESS, PART OF THE C.C. ALLEN SURVEY, ABSTRACT 337 IN AUSTIN COUNTY, TEXAS, ACCORDING TO AMENDING PLAT OF ALICE ACRES, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF AUSTIN COUNTY, TEXAS, IN VOLUME 1, PAGES 345-346 OF THE PLAT RECORDS.

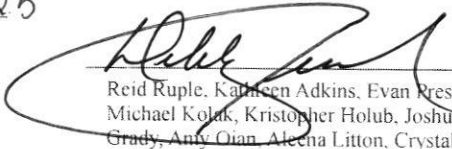
Property Address: 2284 FM 1094 RD, SEALY, TX 77474
Mortgage Servicer: NATIONSTAR
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

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.

ACTIVE MILITARY SERVICE NOTICE

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 duty military service to the sender of this notice immediately.

WITNESS MY HAND this 9th day of July, 2025


Reid Ruple, Kathleen Adkins, Evan Press, Christian Brooks, Michael Kolak, Kristopher Holub, Joshua Sanders, Jami Grady, Amy Olan, Alecha Litton, Crystal Koza, Matthew Hansen, Ramiro Cuevas, Cary Corenblum, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Megan Randle, Ebbie Murphy, Robert Randle, Chloe Christensen, Debby Jurasek, Rebecca Bolton, Marinosci Law Group PC

FILED

2025 JUL -9 PM 1:05


COUNTY CLERK
AUSTIN COUNTY, TEXAS

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

2025-0021

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

FILED
2025 JUL 10 3:45 PM
CLERK
AUSTIN COUNTY, TEXAS

Matter No.: 136157-TX

Date: July 8, 2025

County where Real Property is Located: Austin

ORIGINAL MORTGAGOR: TIERRA KINSEY AND ANTHONY KINSEY, WIFE AND HUSBAND

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR PENNYMAC LOAN SERVICES,
LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 7/15/2022, RECORDING INFORMATION: Recorded on 7/20/2022, as Instrument No. 224198

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 4, BLOCK 4 OF BRAZOS COUNTY SUBDIVISION, SECTION II, A SUBDIVISION IN AUSTIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 25 OF THE PLAT RECORDS OF AUSTIN COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **8/5/2025**, the foreclosure sale will be conducted in **Austin** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

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 property securing the above referenced loan.



WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE MEGAN L. RANDLE, EBBIE MURPHY, PETE FLOREZ, DEBBY JURASEK, JENNYFER SAKIEWICZ, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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: Hollis Hamilton

Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108



Return to:

ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

2025-0022

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 17th day of July, 2023, BI Holdings, LLC (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Austin County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5th day of August, 2025, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, at the front steps of the Austin County Courthouse, where the Commissioners Court has designated such sales to take place. The building is located at 1 East Main Street, Bellville, Texas 77418.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

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 send of this notice immediately.

Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A".
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the ____ day of July, 2025.

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

By:


Debby Jurasek, Substitute Trustee

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

FILED

2025 JUL 16 PM 12:47


COUNTY CLERK
AUSTIN COUNTY, TEXAS

2025-0023

Exhibit "A"

METES AND BOUNDS
DESCRIPTION
OF
19.168 ACRES
IN THE
JAMES TYLEE SURVEY, ABSTRACT 304
AUSTIN COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 19.168 acres of land, more or less, in the James Tylee Survey, Abstract 304, Austin County, Texas, same being all that certain called 19.181 acre parcel as described by instrument recorded in Volume 355, Page 629 of the Deed Records of Austin County, Texas, same being more particularly described by instrument recorded in Volume 660, Page 9 of the Official Records of Austin County, Texas, said 19.168 acre tract being more particularly described by metes and bounds, as follows, to wit:

COMMENCING FOR REFERENCE at a 1/2 inch iron rod found for corner, same being in the northwesterly line of that certain called 22.174 acre parcel as described by instrument recorded in Clerk's File No. 160886 of the Official Records of Austin County, Texas, same being the most southerly corner of that certain called 5.233 acre parcel as described by instrument recorded in Clerk's File No. 176231 of the Official Records of Austin County, Texas, and more particularly described by instrument recorded in Volume 458, Page 317 of the Deed Records of Austin County, Texas, and same being a southeasterly exterior corner in the southeasterly right-of-way of Bernard Road (right-of-way varies);

THENCE, departing said southeasterly right-of-way line of said Bernard Road and with said common line, North 44 degrees 08 minutes 32 seconds East, a distance of 256.67 feet (called North 44 degrees 08 minutes 32 seconds East, 256.67 feet) (Basis of Bearings) to a 5/8 inch iron rod found for corner, same being in the southeasterly line of said called 5.233 acre parcel, same being the most westerly corner of that certain called 19.181 acre parcel as described by instrument recorded in Clerk's File No. 176231 of the Official Records of Austin County, Texas, same being more particularly described by instrument recorded in Volume 355, Page 629 of the Deed Records of Austin County, Texas, and same being the most northerly corner of said called 22.174 acre parcel;

THENCE, with said common line, North 44 degrees 20 minutes 32 seconds East, a distance of 470.97 feet (called North 45 degrees 48 minutes 55 seconds East, 471.22 feet) to a 1/2 inch iron rod found for corner, same being the most northerly northeast corner of said called 5.233 acre parcel, same being in the southwesterly line of that certain called 0.378 acre parcel as described by instrument recorded in Clerk's File No. 176231 of the Official Records of Austin County, Texas, and more particularly described by instrument recorded in Volume 370, Page 411 of the Deed Records of Austin County, Texas, and same being a northerly exterior corner of said called 19.181 acre parcel;

THENCE, with said common line, South 48 degrees 07 minutes 49 seconds East, a distance of 99.54 feet (called South 46 degrees 48 minutes 00 seconds East) to a 1 inch iron bar found for corner, same being the most southerly southeast corner of said called 0.378 acre parcel, and same being a northerly interior corner of said called 19.181 acre parcel;

↳ Continued
↳ Page 1 of 2



19 N. Miller Bellville, Texas 77418

1-979-865-8111 1-800-427-8783

T.B.P.L.S. Firm Reg./Lic. No. 10076700

2025-0023

- db Page 2 of 2
- db Metes and Bounds Description of 19.168 acres in the
- db James Tylee Survey, Abstract 304, Austin County, Texas

THENCE, with said common line, North 43 degrees 35 minutes 55 seconds East, a distance of 20.52 feet (called North 43 degrees 57 minutes 12 seconds East, 20.00 feet) to a 1/2 inch iron rod found for corner, same being the most easterly southeast corner of said called 0.378 acre parcel, same being in a northwesterly line of said called 19.181 acre parcel, and same being the most southerly corner of that certain called 18.36 acre parcel as described by instrument recorded in Clerk's File No. 094845 of the Official Records of Austin County, Texas;

THENCE, with said common line, North 41 degrees 57 minutes 44 seconds East, a distance of 210.73 feet (called North 43 degrees 57 minutes 12 seconds East) to a 1/2 inch iron rod found for corner, same being in the southeasterly line of said called 18.36 acre parcel, and same being the POINT OF BEGINNING and most westerly corner of the tract herein described;

THENCE, with said common line, North 42 degrees 12 minutes 15 seconds East, a distance of 553.79 feet (called North 43 degrees 57 minutes 12 seconds East, 554.11 feet) to a 5/8 inch iron rod found for corner, same being a southeasterly interior corner of said called 18.36 acre parcel, and same being a northwesterly exterior corner of the tract herein described;

THENCE, continuing with said common line, North 44 degrees 41 minutes 23 seconds East, a distance of 341.07 feet (called North 46 degrees 24 minutes 35 seconds East, 341.45 feet) to a 1/2 inch iron rod found for corner, same being a southerly interior corner of said called 18.36 acre parcel, and same being the most northerly corner of the tract herein described;

THENCE, continuing with said common line, South 46 degrees 57 minutes 56 seconds East (called South 45 degrees 09 minutes 17 seconds East), pass at a distance of 305.75 feet (called 305.86 feet) a 1/2 inch iron rod found for corner, same being a northeasterly exterior corner of said called 18.36 acre parcel, same being a northwesterly exterior corner of that certain called 20.516 acre parcel as described by instrument recorded in Clerk's File No. 170909 of the Official Records of Austin County, Texas, in all a distance of 886.56 feet (called 887.12 feet) to a 1/2 inch iron rod found for corner, same being a westerly interior corner of said called 20.516 acre parcel, and same being the most easterly corner of the tract herein described;

THENCE, continuing with said common line, South 42 degrees 26 minutes 47 seconds West, a distance of 967.73 feet (called South 44 degrees 14 minutes 15 seconds West, 968.12 feet) to a 5/8 inch iron rod found for corner, same being the most westerly southwest corner of said called 20.516 acre parcel, same being a northeasterly interior corner of the aforementioned called 19.181 acre parcel, and same being the most southerly corner of the tract herein described;

THENCE, with said common line, North 42 degrees 19 minutes 07 seconds West, a distance of 901.28 feet (called North 40 degrees 31 minutes 36 seconds West, 901.02 feet) to the POINT OF BEGINNING of the tract herein described and containing 19.168 acres of land, more or less. For Reference Refer to Boundary Survey Plat, Prepared by A-Survey, Inc., May 21, 2018.

PROJECT NO. 18181A
MAY 21, 2018

COMPILED BY:



19 N. Miller Bellville, Texas 77418



1-979-865-8111 1-800-427-8783

T.B.P.L.S. Firm Reg./Lic. No. 10076700

2025-0023