

Filed this 22 day of Aug 2019
1:55 P.M.

NOTICE OF FORECLOSURE SALE

Laura Walla
County Clerk, Blanco County, Texas
By Shelli K. Maly Deputy

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 OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. **Property to Be Sold.** The property to be sold is described as follows: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BLANCO COUNTY, TEXAS, BEING KNOWN AND DESIGNATED AS LOT 65 OF RUST RANCH, PHASE 1,, A SUBDIVISION IN BLANCO COUNTY, TEXAS, AS SHOWN ON MAP OR PLAT OF SAID SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 158-161, OF THE MAP AND PLAT RECORDS OF BLANCO COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/05/2007 and recorded in Document 070484 real property records of Blanco County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 10/01/2019

Time: 10:00 AM

Place: Blanco County, Texas at the following location: SOUTH (MAIN) ENTRANCE OF THE COURTHOUSE IN AN AREA NOT TO EXCEED 12 FEET FROM THE FRONT DOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. **Obligations Secured.** The Deed of Trust executed by SARAH KASBERG AND PAUL KASBERG, provides that it secures the payment of the indebtedness in the original principal amount of \$120,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 1Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint THOMAS ROSSINGTON, T. REYNOLDS ROSSINGTON OR MARTHA ROSSINGTON, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

Chelsea
Mackie Wolf Zentz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
✓ Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

Martha Rossington
THOMAS ROSSINGTON, T. REYNOLDS ROSSINGTON
OR MARTHA ROSSINGTON
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

I am Martha Rossington Certificate of Posting
whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX
75087. I declare under penalty of perjury that on 8-22-19 I filed this Notice of Foreclosure Sale at the office of the Blanco
County Clerk and caused it to be posted at the location directed by the Blanco County Commissioners Court.



Filed this 3 day of Sept 2019
11:36 AM

P. COM

NOTICE OF TRUSTEE'S SALE

Date:
Note:

September 3, 2019

Laura Walla
County Clerk, Blanco County, Texas
By Shelia K. Maly Deputy

Date: July 18, 2016
Maker: Jessica Bonilla
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership
Original Principal Amount: \$46,340.40

Deed of Trust:


Date: July 18, 2016
Grantor: Jessica Bonilla
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership
Trustee: Michele Barnes
Recorded under: Document #162603, of the Official Public Records of Blanco County, Texas.

Property:

All that certain tract or parcel of land lying and being situated in Blanco County, Texas, being known and designated as Lot 1443, Rockin J Ranch, Phase 5, according to map or plat recorded in Volume 3, Page(s) 37-46, Blanco County, Texas, Map and Plat Records.


Date and Place of Sale of Property:

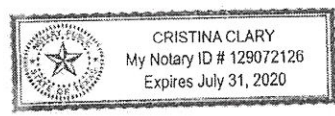
October 1, 2019, same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the south entrance of the Blanco County Courthouse as designated by the Commissioner's Court of Blanco County, Texas. Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Beneficiary, the holder of the Note, has requested Trustee to sell the Property. Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, Michele Barnes, Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.


Michele Barnes
Trustee

THE STATE OF TEXAS)
)
COUNTY OF COMAL)

This instrument was acknowledged before me on the 3rd day of September, 2019 by Michele Barnes, Trustee.


Notary Public, State of Texas
Notary's printed name &
Commission expiration date:



Filed this 3 day of Sept 2019
11:39 A.M.

 COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date:
Note:

September 3, 2019

Laura Walla
County Clerk, Blanco County, Texas
By: Shari Knab Deputy

Date: August 7, 2013
Maker: Abebe Gebrewold, a single person
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership
Original Principal Amount: \$24,210.00

Deed of Trust:

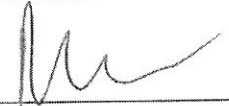
Date: August 7, 2013
Grantor: Abebe Gebrewold, a single person
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership
Trustee: Jason Merz
Substitute Trustee: Michele Barnes
Recorded under: Document #132654, of the Official Public Records of Real Property of Blanco County, Texas.

Property:

All that certain tract or parcel of land lying and being situated in Blanco County, Texas, being known and designated as Lot 710, Rockin J Ranch, Phase 3, according to map or plat recorded in Volume 3, Page(s) 72-77, Blanco County, Texas, Map and Plat Records.

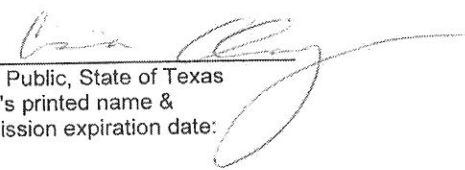
Date and Place of Sale of Property:

October 1, 2019, same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Substitute Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the south entrance of the Blanco County Courthouse as designated by the Commissioner's Court of Blanco County, Texas. Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Beneficiary, the holder of the Note, has requested Substitute Trustee to sell the Property. Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Michele Barnes, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.


Michele Barnes
Substitute Trustee

THE STATE OF TEXAS)
)
COUNTY OF COMAL)

This instrument was acknowledged before me on the 3rd day of September, 2019 by Michele Barnes, Substitute Trustee.


Notary Public, State of Texas
Notary's printed name &
Commission expiration date:

