

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: April 04, 2023

Time: The sale will begin at 1:00 PM 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 28, 2019 and recorded in Document CLERK'S FILE NO. 190946 real property records of AUSTIN County, Texas, with ROSE AHLFORS AND JONATHAN J AHLFORS, WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROSE AHLFORS AND JONATHAN J AHLFORS, WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$130,950.00, 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

FILED

2023 MAR -3 PM 1: 29

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY TEXAS



NTSS0000009741901

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CHRISTIAN BROOKS, MICHAEL KOLAK, KRISTOPHER HOLUB, JOSHUA SANDERS, JAMI GRADY, AMY OIAN, ALEENA LITTON, CRYSTAL KOZA, MATTHEW HANSEN, RAMIRO CUEVAS, CARY CORENBLUM, AUCTION.COM, DANA DENNEN, CINDY DENNEN, TRACI YEAMAN, MEGAN L. RANDLE, EBBIE MURPHY, REBECCA BOLTON, OR AMY JURASEK whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.

Isrl Saucedo *Megan L. Randle*

Israel Saucedo

Certificate of Posting

My name is Megan L. Randle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 03/03/2023 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: 03/03/2023

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AUSTIN

EXHIBIT "A"

TRACT 1: 0.287 ACRE TRACT, LOT OR PARCEL OF LAND OUT OF AND BEING A PART OF THE JACOB STEVENS SURVEY, A-93, IN AUSTIN COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 1.249 ACRE TRACT DESCRIBED IN A DEED FROM HENNAN TYLER MAYO, SR, ET UX TO RIDLEY ALLEN MAYO, SR, ET UX RECORDED IN VOLUME 661, PAGE 178 AUSTIN COUNTY DEED RECORDS AND BEING HEREIN DESCRIBED AS A 0.287 ACRE TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR THE REFERENCE AT A 1/2 INCH ROD FOUND AT A FENCE CORNER, THE MOST NORTHERLY CORNER OF THE BEFORE MENTIONED 1.249 ACRE TRACT;

THENCE, WITH THE NORTHEAST LINE OF SAID 1.249 ACRE TRACT, SOUTH 53DEG 57' 00" EAST, 130.00 FEET TO A SET 5/8 INCH ROD WITH CAP (GREENLEAF) FOR THE POINT OF BEGINNING OF THE MOST NORTHERLY CORNER OF THIS TRACT;

THENCE CONTINUE WITH THE NORTHEAST LINE OF SAID 1.249 ACRE TRACT, SOUTH 53DEG 57' 00" EAST, 131.50 FEET TO A FOUND 1/2 INCH IRON ROD WHICH BEARS NORTH 58DEG 59' WEST- 0.49 FEET FOR THE MOST EASTERLY CORNER OF THIS TRACT, FROM WHICH THE EAST CORNER OF SAID 1.249 ACRE TRACT, A 1/2 INCH IRON PIPE FOUND IN THE NORTHWEST LINE OF STATE HIGHWAY NO. 60, BEARS SOUTH 53DEG 57' 00" EAST, 136.50 FEET;

THENCE, SOUTH 36DEG 03' 00" WEST, 95.00 FEET TO A 5/8 INCH IRON ROD WITH CAP (GREENLEAF) SET IN THE NORTHEAST LINE OF A 40 FOOT ROADWAY EASEMENT RECORDED IN VOLUME 634, PAGE 814 A.C.D.R. FOR THE MOST SOUTHERLY CORNER OF THIS TRACT:

THENCE, WITH THE NORTHEAST LINE OF SAID 40 FOOT EASEMENT, NORTH 53DEG 57' 00" WEST, 131.50 FEET TO A 5/8 INCH IRON ROD WITH CAP (GREEN LEAF) SET FOR THE MOST WESTERLY CORNER OF THIS TRACT:

THENCE, NORTH 36DEG 03' 00" EAST, 95.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.287 ACRES OF LAND.

TRACT 2: ACCESS EASEMENT: 0.649 ACRE OUT OF A 1.249 ACRE TRACT IN THE JACOB STEVENS SURVEY IN AUSTIN COUNTY, TEXAS AND BEING FURTHER DESCRIBED IN DEED DATED SEPTEMBER 27, 2018, RECORDED IN FILE NO 184719 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.

BEING A TRACT OR PARCEL OF LAND FOR AN ACCESS EASEMENT FOR INGRESS AND EGRESS CONTAINING 0.2461 ACRES (10,720 SQUARE FEET) SITUATED IN THE JACOB STEVENS SURVEY, ABSTRACT 93, IN AUSTIN COUNTY, TEXAS, AND BEING OUT OF AND PART OF THAT CERTAIN 1.249 ACRE TRACT DESCRIBED IN A DEED FROM LOWELL G. MAYO SR. TO HERMAN T. MAYO RECORDED IN VOLUME 374, PAGE 877, AUSTIN COUNTY DEED RECORDS (A.C.D.R), BEING OUT OF THAT SAME CERTAIN TRACT OF LAND CONVEYED TO DAVID L. MAYO AND WIFE LEAH R. MAYO BY WARRANTY DEED RECORDED IN VOLUME 634, PAGE 814, AUSTIN COUNTY DEED RECORDS. SAID TRACT2 (ACCESS EASEMENT) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARING BASED ON DEED IN VOLUME 634, PG. 814, A.C.D.R.)

BEGINNING AT A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF STATE HIGHWAY 30 (60 FEET WIDE) AT THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT 2 (ACCESS EASEMENT), SAME BEING THE COMMON SOUTHWEST CORNER OF SAID 1.249 ACRE TRACT, FROM WHERE A FOUND 1/2 INCH IRON ROD BEARS N 10DEG 24' W-0.37 FEET;

THENCE, N 53DEG 57' 00" W, WITH THE SOUTHWEST LINE OF THE AFORESAID 1.249 ACRE TRACT AND THIS DESCRIBED TRACT 2, FOR A 40FEET WIDE ACCESS ROADWAY EASEMENT, A DISTANCE OF 268.00 FEET TO A POINT FOR THE SOUTHWEST CORNER, FROM WHERE A FOUND 1/2 INCH IRON ROD BEARS S 88DEG 06'33" E-0.86 FEET;

THENCE, N 36DEG 03' 00" E, WITH THE NORTHWEST LINE OF THE HEREIN DESCRIBED TRACT 2, SAME BEING THE COMMON SOUTHEAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID L. MAYO AND WIFE LEAH R. MAYO RECORDED IN AUSTIN COUNTY CLERK'S FILE (A.C.C.F.) NO. 199100910315, A.C.D.R., A DISTANCE OF 40.00 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR THE NORTHWEST CORNER

THENCE, S 53DEG 57' 00" W, WITH THE SOUTHEAST LINE OF THIS DESCRIBED TRACT 2, SAME BEING THE COMMON SOUTHWEST LINE OF SAID TRACT 1, A DISTANCE OF 268.00 FEET TO A POINT FOR THE NORTHEAST CORNER;

THENCE, S 36DEG 03' 00" W, WITH THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT 2 (ACCESS ESM'T.), SAME BEING THE COMMON NORTHWEST RIGHT OF WAY LINE OF STATE HIGHWAY 30 (60' R.O.W.), A DISTANCE OF 40.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.2461 ACRES (10,720 SQUARE FEET) OF LAND.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/7/2003

Original Beneficiary/Mortgagee:
KELLNER MORTGAGE INVESTMENTS I, LTD.

Recorded in:
Volume:
Page:
Instrument No: 031536

Mortgage Servicer:
Fay Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
WESLEY BRYANT JR. AND WIFE PATRICIA BRYANT
Current Beneficiary/Mortgagee:
U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSP8 Master Participation Trust
Property County:
AUSTIN

Mortgage Servicer's Address:
1600 LBJ Freeway,
Farmers Branch, TX 75234

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Date of Sale: 4/4/2023

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: One East Main, Bellville, Austin, TX, 77418 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

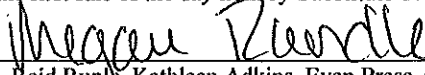
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

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.

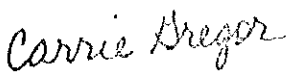


Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Ramiro Cuevas, Jami Hutton, Aleena Litton, Alexis Banks, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Megan Randle, Ebbie Murphy
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-21-79520-POS
Loan Type: Conventional Residential

FILED

2023 MAR -3 PM 1: 29


COUNTY CLERK
AUSTIN COUNTY, TEXAS

2023-0006

TX-21-79520-POS

EXHIBIT A

STATE OF TEXAS

COUNTY OF AUSTIN

BEING a 0.192 acre tract of land located in part of the South corner of Outlet Number 26 in the Bellville Townsite in the John Nichols League, Abstract No. 73, Austin County, Texas; said 0.192 acre tract being all of that same certain tract of land described in Deed from Annabel Crawford to Billy R. Minar and wife, Lenice A. Minar, dated November 23, 1980, recorded in Volume 433, Page 811 of the Official Records of Austin County, Texas to which reference is made for all purposes; said 0.192 acre tract being more particularly described by metes and bounds as follows, TO-WIT:

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

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

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

THENCE S23°56'00"W (Deed Call) a distance of 120.05 feet to a point for the South corner of the herein described tract; said point being N37°58'12"E a distance of 3.61 feet from a 3/4" iron pipe found for a corner; said point also being in the Northeast line of West Luhn Street;

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

Robert A. Zajicek
Robert A. Zajicek

June 16, 2009 All markers are in place as shown.



NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 05/08/2003
Grantor(s): KENNETH E. TURNER AND WIFE, KEISCHA Y. TURNER
Original Mortgagee: NEATHERLIN HOMES, INC.
Original Principal: \$78,656.00
Recording Information: Instrument 034104
Property County: Austin
Property: (See Attached Exhibit "A")
Reported Address: 1224 OLD MILL CREEK RD, BELLVILLE, TX 77418

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VII-B (Pref)
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VII-B (Pref)
Mortgage Servicer Address: 55 Beattie Place, Suite 110, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of April, 2023
Time of Sale: 01:00PM or within three hours thereafter.
Place of Sale: AT THE FOYER OF THE AUSTIN COUNTY COURTHOUSE in Austin County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Austin County Commissioner's Court, at the area most recently designated by the Austin County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Megan L. Randle, Ebbie Murphy, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Megan L. Randle, Ebbie Murphy, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED

2023 MAR 10 PM 1:01

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Megan L. Randle, Ebbie Murphy, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Megan L. Randle

Certificate of Posting

I am *03/10/23 Megan L. Randle* whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on *03/10/23* I filed and / or recorded this Notice of Foreclosure Sale at the office of the Austin County Clerk and caused it to be posted at the location directed by the Austin County Commissioners Court.

By: *Megan L. Randle*

Exhibit "A"

BEING A 0.244 ACRE TRACT OR PARCEL OF LAND SEVERED FROM A 4.870 ACRE TRACT OF LAND OWNED BY SAMUEL GREEN JR. AND SITUATED IN THE JOHN NICHOLS LEAGUE, ABSTRACT NO. 73 IN AUSTIN COUNTY, TEXAS, AS RECORDED IN VOLUME 698 PAGE 847 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAID 0.244 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(NOTE: THE BASIS OF BEARINGS IS NORTH 44 DEGREES 33' 50" WEST ALONG THE SOUTHWEST PROPERTY LINE)

BEGINNING AT A FOUND 1/2" IRON ROD IN THE SOUTHEASTERLY RIGHT OF WAY OF MILL CREEK ROAD, ALSO BEING THE NORTHERLY CORNER OF A 1.000 ACRE TRACT OF LAND OWNED BY HATTIE JEWEL BROWNING, AS RECORDED IN VOLUME 722 PAGE 31 OF THE DEED RECORDS OF AUSTIN COUNTY TEXAS, AND BEING THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 42 DEGREES 41' 49" EAST ALONG THE SOUTHEASTERLY RIGHT OF WAY OF MILL CREEK ROAD, A DISTANCE OF 100.00 FEET TO A SET 5/8" CAPPED IRON ROD IN THE NORTHWESTERLY LINE OF THE SAID 4.870 ACRE GREEN TRACT, AND BEING THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 48 DEGREES 36' 13" EAST SEVERING THE SAID 4.870 ACRE GREEN TRACT A DISTANCE OF 102.88 FEET TO A SET 5/8" CAPPED IRON ROD FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE; SOUTH 42 DEGREES 57' 24" WEST SEVERING THE SAID 4.870 ACRE GREEN TRACT A DISTANCE OF 107.23 FEET TO A SET 5/8" CAPPED IRON ROD, IN THE NORTHEASTERLY LINE OF THE SAID 1.000 ACRE BROWNING TRACT, AND BEING THE SOUTHERLY CORNER OF DIE HEREIN DESCRIBED TRACT;

THENCE: NORTH 44 DEGREES 33' 50" WEST ALONG THE NORTHEASTERLY LINE OF THE SAID 1.000 ACRE BROWNING TRACT A DISTANCE OF 102.49 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 0.244 ACRE (10633.000 SQ FT) OF LAND.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254