

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/9/2008

Grantor(s)/Mortgagor(s):
JOSEPH CRAFT AND WIFE, TIFFANY CRAFT

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NETWORK FUNDING, L.P., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
WELLS FARGO BANK, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 083206

Property County:
AUSTIN

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LOT TWO (2), BLOCK ONE (1), OUT OF SETTLER'S ESTATES, SURVEYED OUT OF 158.14 ACRES OF LAND, MORE OR LESS, H. & T.C.R.R. CO. SURVEY, ABSTRACT 206, AUSTIN COUNTY, TEXAS, AND AS DESCRIBED IN PLAT RECORDS, DATED MARCH 9, 2004, FILED APRIL 22, 2004, RECORDED IN VOLUME 1, PAGES 355-362 OF THE PLAT RECORDS OF AUSTIN COUNTY, TEXAS AND RECORDED IN FILE NO. 042443 OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS; AND, RE-PLAT DATED AUGUST 30, 2004, FILED SEPTEMBER 13, 2004, RECORDED IN FILE NO. 04-5877, OFFICIAL RECORDS, VOLUME 1, PAGES 367-374, PLAT RECORDS OF AUSTIN COUNTY, TEXAS. (AFFECTS LOT 10 & 11, BLOCK 1; LOTS 1-9, 12, 13, & 15-22, BLOCK 2 OF SETTLER'S ESTATES.

Date of Sale: 5/2/2023

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.

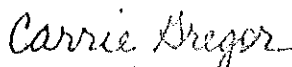
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

FILED

2023 FEB 23 PM 4: 35


COUNTY CLERK
AUSTIN COUNTY TEXAS

MH File Number: TX-22-95703-POS
Loan Type: FHA

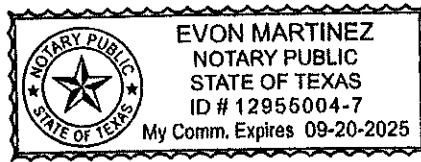
2023-0004

STATE OF TEXAS §
COUNTY OF Wharton §

Before me, the undersigned Notary Public, on this day personally appeared Megan L. Randle Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Texas DL, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23rd day of February, 2023.

Evon Martinez
Notary Public
Signature



Return to:
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

Instrument # 231091
2/23/2023 4:40 PM

STATE OF TEXAS COUNTY OF AUSTIN
I certify that this instrument was filed on the
date and time stamped by me and was recorded in the
Official Public Records of Austin County, Texas.

Carrie Gregor, County Clerk
Austin County, Texas

FILED

By:

Stephanie Kovas

2023 FEB 23 PM 4: 35

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY TEXAS

2023-0004

7044 WESTFRONT ST
WALLIS, TX 77485

0000009740515

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: May 02, 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 November 30, 2016 and recorded in Document INSTRUMENT NO. 165263, AS AFFECTED BY MODIFICATION INSTRUMENT NO. 224187 real property records of AUSTIN County, Texas, with JENNIFER PROTHOW SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JENNIFER PROTHOW SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$145,000.00, 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 10 PM 1:01

Carrie Dregor

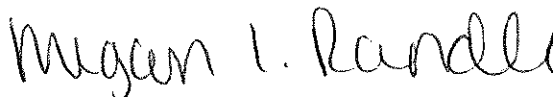
COUNTY CLERK
AUSTIN COUNTY TEXAS



2023-0007

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 MEGAN L. RANDLE, 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.



Israel Saucedo

Certificate of Posting

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

Date: _____

EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 0.50000 ACRE OUT OF THE NORTHEASTERLY PORTION OF AN ORIGINAL STEPHEN AND ANDREA PROTHOW 2.6163 ACRE TRACT OUT OF THE LOWELL G. MAYO, SR., TRACT BY CHARLES MAYO, ET AL OUT OF THE ORIGINAL JOSEY 105 ACRE TRACT DESCRIBED IN INSTRUMENT OUT OF AN ORIGINAL 4 ACRE TRACT DESCRIBED IN VOLUME 362, PAGE 933 OF THE DEED RECORDS OF AUSTIN COUNTY BEING OUT OF THE JACOB STEVENS LEAGUE, ABSTRACT 93 IN AUSTIN COUNTY, TEXAS, SAID 0.50000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING AT A 1/2 INCH IRON PIPE FOUND AT THE EAST CORNER OF SAID ORIGINAL 4.0000 ACRE TRACT DESCRIBED IN INSTRUMENT IN VOLUME 362, PAGE 933 OF THE DEED RECORDS OF AUSTIN COUNTY IN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO.60;

THENCE SOUTH 33 DEGREES 12 MINUTES 26 SECONDS WEST WITH THE SOUTH BOUNDARY OF SAID ORIGINAL 4.0000 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 60 A DISTANCE OF 135.00 FT, TO A 1/2 INCH IRON ROD FOUND AT THE ORIGINAL BEGINNING POINT OF THE STEPHEN AND ANDREA PROTHOW 2.6163 ACRE TRACT;

THENCE NORTH 57 DEGREES 11 MINUTES 30 SECONDS WEST WITH THE EAST BOUNDARY LINE OF SAID PROTHOW TRACT AND THE WEST 1.2463 ACRE TRACT CONVEYED TO HERMAN MAYO A DISTANC OF 228.95 FT. TO A 3/8 INCH IRON ROD SET MARKING THE EASTERLY CORNER AND THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED 0.5000 ACRE TRACT;

THENCE SOUTH 32 DEGREES 37 MINUTES 46 SECONDS WEST WITH THE NORTHERLY LINE OF THE REMAINDER 2.1163 ACRE TRACT A DISTANCE OF 126.00 FT. TO A 3/8 INCH IRON ROD SET MARKING THE SOUTH CORNER OF THE HEREIN DESCRIBED 0.50000 ACRE TRACT AND RE-ENTRANT CORNER OF THE ORIGINAL PROTHOW RAMAINDER 2.1163 ACRE TRACT;

THENCE NORTH 57 DEGREES 11 MINUTES 30 SECONDS WEST CROSSING OVER SAID ORIGINAL TRACT AND WITH THE UPPER NORTHEASTERLY BOUNDARY OF SAID REMAINDER TRACT A DISTANCE OF 172.37 FT. TO A 3/8 INCH IRON ROD SET MARKING THE WEST CORNER OF THE HEREIN DESCRIBED 0.50000 ACRE TRACT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID JANICEK LANE OR WESTMONT JANICEK LANE;

THENCE SOUTH 32 DEGREES 37 MINUTES 46 SECONDS EAST WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WESTMONT OR JANICEK LANE (60 FT. RIGHT-OF-WAY) A DISTANCE OF 126.00 FT. TO A 1/2 INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID ORIGINAL PROTHOW 2.6163 ACRE TRACT AND THE NORTH CORNER OF THIS TRACT LOCATED SOUTH 32 DEGREES 37 MINUTES 46 SECONDS WEST A DISTANCE OF 135.10 FT. FROM A 5/8 INCH IRON ROD FOUND;

THENCE NORTH 57 DEGREES 11 MINUTES 30 SECONDS EAST WITH THE WESTERLY BOUNDARY OF SAID HERMAN MAYO 1.2463 ACRE TRACT A DISTANCE OF 172.37 FT. TO THE POINT OF BEGINNING AND CONTAINING 0.50000 ACRE OF LAND.

STATE OF TEXAS
COUNTY OF AUSTIN

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§
§

NOTICE OF FORECLOSURE SALE

Purchase Money Deed of Trust ("Deed of Trust")

Dated: January 20, 2005

Grantor(s): John L. Johnson & Yvonne Johnson

Trustee: Everett L. Anschutz, Jr.

Lender: Option One Mortgage Corporation

Recorded in: Instrument Number 060222 of the Real Property Records of Austin County, Texas

Secures: Note ("Note") in the original principal amount of \$26,500.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

Property: The real property and improvements described in the attached Exhibit A

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to 20 CAP FUND I, LLC ("Beneficiary") by an instrument dated June 22, 2015

Modification: The Loan Modification Agreement was entered into between John Johnson and Yvonne Johnson and 20 Cap Fund I, LLC on or about August 29, 2018.

Substitute Trustee: Megan Randle or Ebbie Murphy

Substitute Trustee's Street Address: c/o DWaldmanlaw, P.A.
3418 Highway 6 South, Suite B#345
Houston, TX 77082

Mortgage Servicer: FCI Lender Services, Inc.

FILED

2023 MAR 24 PM 1: 31

Andria Cardenas
COUNTY CLERK
AUSTIN COUNTY, CLERK

2023-0009

Mortgage Servicer's
Address:

PO Box 27370, Anaheim, CA 92809-0112

Foreclosure Sale:

Date: Tuesday, May 2, 2023

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 1:00pm- 4:00pm local time.

Place: Inside the foyer of the Austin County Courthouse or as designated by the county commissioner's office.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that 20 CAP FUND I, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, 20 CAP FUND I, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of 20 CAP FUND I, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

FCI Lender Services, Inc. is representing 20 CAP FUND I, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of 20 CAP FUND I, LLC and FCI Lender Services, Inc. are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The Foreclosure 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 Foreclosure 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. The Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of 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.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

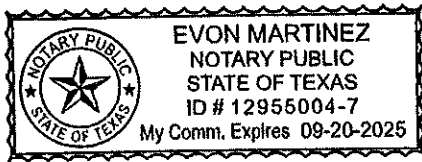
Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

By: Megan Randle
Megan Randle Substitute Trustee

STATE OF TEXAS ^{zm}
COUNTY OF ~~AUSTIN~~ Wharton

This instrument was acknowledged before me by Megan Randle on March 24, 2023



Evon Martinez
Notary Public, State of Texas
Commission Expires: 9-20-2025
Printed Name:
Evon Martinez

Exhibit A: Legal Description

All that certain 0.5008 acre tract situated in the San Felipe de Austin Town Tract, Abstract No. 4, Austin County, Texas, being the same property conveyed to Bruce M. Viereck and wife Grace Viereck by deed recorded in Volume 163, Page 628 of the Deed Records of Austin County, Texas, and being the 3rd tract described in deed from C. A. Lay to Leona Pearl Viereck, dated February 18th, 1942, and recorded in Volume 134, Page 489-91 of the Deed Records of Austin County, Texas: said 0.5008 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the West line of North Fowlkes Street (60' Wide) at its intersection with the North line of North Second Street (60' Wide), for the Southeast corner of the herein described tract;

Thence South 79°02'00" West along the North line of North Second Street, a distance of 160.30 feet (call 160.0') to an iron rod found for the Southwest corner of the herein described tract;

Thence North 09°49'44" West, a distance of 136.21 feet (call 136.125') to an iron rod found for the Northwest corner of the herein described tract;

Thence North 79°03'49" East, a distance of 160.18 feet (call 160.0') to an iron rod set in the West line of North Fowlkes Street, for the Northeast corner of the herein described tract;

Thence South 09°52'47" East along the West Line of North Fowlkes Street, a distance of 136.13 feet to the POINT OF BEGINNING and containing 0.5008 acre of land.

Property Address: 304 N. Fowlkes St., Sealy, TX 77474-1822

NOTICE OF TRUSTEE'S SALE

Date: April 5, 2023

Trustee: SIDNEY LEVINE

Trustee's Address: P. O. Box 592
Sealy, Texas 77474

Mortgagee: DOMINGO VELAZQUEZ and wife, LISA VELAZQUEZ
2192 Carlos Way
Sealy, Texas 77474

Note: Real Estate Lien Note dated October 19, 202 in the principal amount of \$160,000.00, executed by Sara G. Molina Castillo and Paola A. Valera, and payable to the order of Domingo Velazquez and wife, Velazquez

Deed of Trust

Date: October 19, 2020

Grantor: Sara G. Molina Castillo and Paola A. Valera

Mortgagee: Domingo Velazquez and wife, Lisa Velazquez

Recording information: Instrument No. 204831 in the Official Public Records of Austin County, Texas

Property: Lots 14, 15, and 16 and, further, a called West half of Lot 13, all being part of Annex No. Two of the Fourth Addition to the Town of San Felipe de Austin, Austin County, Texas, according to the plat recorded in Volume 1, at Page 7 of the Plat Records of Austin County, Texas, and being the same Lots 14, 15, and 16 described in a Warranty Deed With Vendor's Lien from Charco Builders, Inc., et al, to Domingo Velazquez, et ux, dated September 20, 2017, and recorded under Instrument No. 174906 in the Official Public Records of Austin County, Texas, and the same called West half of Lot 13 of Annex No. Two of the Fourth Addition to the Town of San Felipe de Austin, Austin County, Texas (see reference to plat previously set out in this paragraph) and the said West half of Lot 13 described in a Warranty Deed With Vendor's Lien from Charco Builders, Inc., et al, Domingo Velazquez, et ux, dated September 20, 2017, and recorded under Instrument No. 174906 in the Official Public Records of Austin County, Texas.

FILED

2023 APR 10 PM 1:05

Andrea Cordero
COUNTY CLERK
AUSTIN COUNTY, CLERK

2023-0012

County: Austin

**Date of Sale
(first Tuesday of month):** May 2, 2023

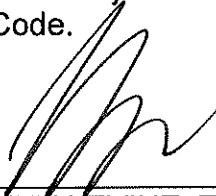
Time of Sale: 10:00 A.M.

Place of Sale: In the area designated by the Commissioners' Court of Austin County, Texas, which is the first floor foyer of the Austin County Courthouse located at One East Main, Bellville, Austin County, Texas

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.

The Trustee under the Deed of Trust is Sidney Levine. Mortgagee has instructed 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 sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in Section 51.016 of the Texas Property Code.



SIDNEY LEVINE, Trustee
110 Main Street
P. O. Box 592
Sealy, Texas 77474
(979)885-2989

NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS §
 § **KNOW ALL PEOPLE BY THESE PRESENTS:**
COUNTY OF AUSTIN §

The undersigned has been appointed as one of the substitute trustees to foreclose the following described Deed of Trust lien. The original deed of trust was executed by Marlene Janet Sarres, aka Marlene J. Sarres to Herman Torres, Trustee. It was dated November 6, 2019, and executed for the benefit of the Beneficiary, GL&L Holdings LLC, a Texas limited liability company. The deed of trust was duly recorded under Clerk's File No. 195064, of the Official Public Records of Real Property of Austin County, Texas, it was executed to secure the payment of that one certain promissory note in the original principal amount of \$700,000.00. Default has occurred under the note and deed of trust.

Either I, or Meagan L. Randle or Ebbie Murphy will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, foreclose the deed of trust lien and sell the property (together or in separate parcels) on Tuesday, May 2, 2023 (that being first Tuesday of said month). The sale will be at public auction to the highest bidder for cash, (however, the beneficiary will be allowed to make a credit bids). The sale will be held in the foyer of the Austin County Courthouse, or if the preceding is no longer the designated area, at the area most recently designated by the County Commissioners Court, at the hour of 1:00 p.m. or within three hours thereafter of that day. The property is described as follows:

0.611 acre of land, more or less, being all of Lot One (1) and Two (2), and a portion of Lot Three (3) of Block Forty-three (43) of the "Town (City) of Sealy," recorded in Volume "X", Page 6 of the Deed Records of Austin County, Texas, San Felipe De Austin Town Tract, A-5, "City of Sealy", Austin County, Texas; subject tract being the residue of that tract described in Deed to Jerry Mazac and wife, Mary Geraldine Mazac, recorded in Volume 381, Page 876, Deed Records, Austin County, Texas. Said tract of land being more particularly described by metes and bounds in Exhibit "A" attached.

EXECUTED on April 9, 2023.

Richard Melamed *Meagan L. Randle*
Richard Melamed, Substitute Trustee
P.O. Box 3130
Bellaire, Texas 77401
(713) 884-0104
rm@rmatty.com

FILED

2023 APR 11 PM 4: 23

Andrea Cardenas
COUNTY CLERK
AUSTIN COUNTY, CLERK



4781001

2023-0013

EXHIBIT "A"

0.611 acres and being all of Lot 1 and 2, and a portion of Lot 3 of Block 43 of the "Town (City) of Sealy", recorded in Volume "X", Page 6 of the Deed Records of Austin County, Texas, San Felipe De Austin Town Tract, A-5, "City of Sealy", Austin County, Texas. Subject tract being the residue of that tract described in Deed to Jerry Mazac and wife, Mary Geraldine Mazac, recorded in Volume 381, Page 876, Deed Records, Austin County, Texas.

ALL THAT TRACT OR PARCEL OF LAND consisting of 0.611 Acres and being all of Lot 1 & 2 and a portion of Lot 3 of Block 43 of the "Town (City) of Sealy" recorded in Volume "X", Page 6 of the Deed Records of Austin County, Texas, San Felipe de Austin Town Tract, A-5, "Town (City) of Sealy", Austin County, Texas. Subject tract being the residue of that tract described in Deed to Jerry Mazac, and wife, Mary Geraldine Mazac recorded in Volume 381, Page 876 D.R.A.C.T. Said Tract consisting of 0.611 Acres and being more particularly described as follows:

BEGINNING at a nail found at the intersection of the South Right-of-way of 2nd Street (80 ft. R.O.W.) and the West Right-of-way of Meyers Street (State Highway 36, 80 ft. R.O.W.) and being the Northeast corner of Lot 1 of Block 43 and the Northeast corner of the herein described tract;

THENCE S 12° 27' 55" E, with the West Right-of-way of Meyers Street, a distance of 190.00 ft. to a 1/2 inch iron rod set for the Northeast corner of that tract described as 65' X 110' in Volume 362, Page 87 D.R.A.C.T. and being the Southeast corner of the herein described tract;

THENCE S 77° 32' 05" W, with the North line of various tracts recorded in Volume 362, Page 87 D.R.A.C.T.; Volume 784, Page 865 of the Official Records of Austin County, Texas; Volume 409, Page 983 D.R.A.C.T. and File# 055632 O.R.A.C.T., a distance of 140.00 ft. to a 1/2" iron found in the East Right-of-way of a 20 ft. Alley and being the Northwest corner of the called 2980 Sq. Ft. tract recorded in File# 055632 O.R.A.C.T. and being the Southwest corner of the herein described tract;

THENCE N 12° 27' 55" W, with the East line of said Alley, a distance of 190.00 ft. to a 1/2" iron rod found at the intersection of the East Right-of-way of said Alley and the South Right-of-way of 2nd Street, for the Northwest corner of Lot 1 and the Northwest corner of the herein described tract;

THENCE N 77° 32' 05" E, with the South Right-of-way of 2nd Street, a distance of 140.00 ft. to the PLACE OF BEGINNING and containing 0.611 Acres.