

## NOTICE OF FORECLOSURE 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. Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT 'A' ATTACHED
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/07/2009 and recorded in Document 093905 real property records of Austin County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
Date: 03/01/2016  
Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.  
Place: Austin County Courthouse, Texas, at the following location: INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE 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 DAVID G. LANINGHAM AND MELONY G. LANINGHAM, provides that it secures the payment of the indebtedness in the original principal amount of \$164,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Ocwen Loan Servicing, LLC c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Order to Foreclose.** Ocwen Loan Servicing, LLC obtained a Order from the US District Court, Southern District on 12/02/2015 under Cause No. 15-CV-649. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. 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 MEGAN RANDLE-BENDER, 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.**



Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254



MEGAN RANDLE-BENDER  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

2016-007@

EXHIBIT "A"

All that certain tract or parcel of land situated in Austin County, Texas, in the San Felipe De Austin Town Tract, Abstract No. 5 and being part of Lots 41 and 42 of the Addition to the Town of Sealy recorded in Volume 18, Page 2 of the Deed Records of Austin County, Texas, and being the same 0.3286 acre tract of land, described in a deed, dated May 20, 1985 from Margie A. Walters to Jimmie F. Walters and wife, Kathryn Jean Walters, recorded in Volume 516, Page 527 of the Official Records of Austin County, Texas and being more particularly described as follows:

Beginning at a 1/2 inch iron pipe found at the Northeast corner of the said 0.3286 acre tract of land in the South line of Fifth Street this point also being the Northwest corner of the Thomas A. Knapp, Jr. and wife, Patricia L. Knapp, 0.165 acre tract of land recorded under File No. 026082 of the Official Records of Austin County, Texas;

Thence with the common line between the Walters tract of land and the Knapp Tract of land and the Christopher J. Johnson and wife, Kelly B. Johnson 0.202 acre tract of land recorded under File No. 062785 of the Official Records of Austin County, Texas, South 10 deg. 30' 00" East for 172.03 feet to a 3/4 inch iron pipe found for the Southeast corner of the said 0.3286 acre tract of land and the Northeast corner of the Scott and Laura Bartholomew 0.2167 acre tract of land recorded under File No. 026522 of the Official Records of Austin County, Texas;

Thence with the common line between the Walters and Bartholomew Tracts of land, South 80 deg. 50' 42" West for 84.47 feet to a 3/4 inch iron pipe found for the Southwest corner of the said 0.3286 acre tract of land and the Northwest corner of the said Bartholomew Tract of land in the East line of the David L. Machala and wife, Wendy G. Machala 0.436 acre tract of land recorded under File No. 952375 of the Official Records of Austin County, Texas;

Thence, with the common line between the Walters tract of land and the Machala tract of land and the Mabel Nesmith 0.413 acre tract of land recorded in Volume 771, Page 672 of the Official Records of Austin County, Texas, North 09 deg. 52' 04" West for 170.82 feet to a 5/8 inch iron pin found for the Northwest corner of the said 0.3286 acre tract of land and the Northeast corner of the said Nesmith tract of land in the South line of Fifth Street;

Thence, with the street line, North 80 deg. 01' 43" East for the 8.256 feet to the Place of Beginning and contain 0.3286 acre of land, more or less.

FILED

16 FEB -9 PH 4: 22

*Carrie Bregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 09/16/2011  
**Grantor(s):** MATTHEW J MACHA, A SINGLE PERSON  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$76,022.00  
**Recording Information:** Instrument 114091  
**Property County:** Austin  
**Property:**

DESCRIPTION OF A 21,000 SQUARE FOOT (0.4821 ACRE) TRACT OF LAND BEING LOTS 6,7,8,9 AND 10, BLOCK 8 OF TOWN OF WALLIS AND BEING THAT SAME TRACT DESCRIBED IN VOL. 363, PAGE 343 AND 344 OF THE AUSTIN COUNTY DEED RECORDS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,  
BEGINNING AT A FOUND 1-1/2" IRON PIPE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF NORTH 3RD STREET AND THE SOUTHWESTERLY RIGHT OF WAY OF RODGERS STREET AND BEING THE MOST EASTERLY CORNER OF THE TRACT HEREIN DESCRIBED,  
THENCE, S 27 DEGREES 40" W, ALONG THE NORTHWESTERLY RIGHT OF WAY OF NORTH 3RD STREET, A DISTANCE OF 140.00 FEET TO A FOUND 1-1/2" IRON PIPE FOR THE MOST SOUTHERLY CORNER OF THE TRACT HEREIN DESCRIBED,  
THENCE, N 62 DEGREES 20" W, ALONG THE SOUTHWESTERLY LINE OF BLOCK 8, A DISTANCE OF 150.00 FEET TO A FOUND 1" IRON PIPE FOR THE MOST WESTERLY CORNER OF THE TRACT HEREIN DESCRIBED,  
THENCE, NORTH 27 DEGREES 40' E, ALONG THE COMMON LINE OF LOTS 5 AND 6 OF BLOCK 8, A DISTANCE OF 140.00 FEET TO A FOUND 1/2" IRON ROD IN THE SOUTHWESTERLY RIGHT OF WAY OF RODGERS STREET FOR THE MOST NORTHERLY CORNER OF THE TRACT HEREIN DESCRIBED,  
THENCE, S 62 DEGREES 20' E, ALONG THE SOUTHWESTERLY RIGHT OF WAY OF RODGERS STREET, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.4821 ACRE.

**Reported Address:** 223 N 3RD ST, WALLIS, TX 77485

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Wells Fargo Bank, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of March, 2016  
**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 is no longer the designated area, at the area most recently designated by the Austin County Commissioner's Court.

**Substitute Trustee(s):** Megan Randle-Bender, Evan Press, Kristopher Holub, Patrick Zwiers, Kelley Burns, Dann Porter, Chris Demerest, Tanya Graham, Mathew Wolfson, Daniel Willsie, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

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

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 Randle-Bender, Evan Press, Kristopher Holub, Patrick Zwiers, Kelley Burns, Dann Porter, Chris Demerest, Tanya Graham, Mathew Wolfson, Daniel Willsie, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 Randle-Bender, Evan Press, Kristopher Holub, Patrick Zwiers, Kelley Burns, Dann Porter, Chris Demerest, Tanya Graham, Mathew Wolfson, Daniel Willsie, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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.

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.

Very truly yours,

Buckley Madole, P.C.

FILED

16 JAN 25 AM 9: 54

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

## 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** September 26, 2013

**Grantor(s):** Rey Sosa, a married man, joined herein pro forma by his spouse, Maria Sosa

**Original Trustee:** J. Bradley Compere

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Securitynational Mortgage Company, a Utah Corporation, its successors and assigns

**Recording Information:** Clerk's File No. 134963, in the Official Public Records of AUSTIN County, Texas.

**Current Mortgagee:** Pacific Union Financial, LLC

**Mortgage Servicer:** Pacific Union Financial, LLC, whose address is C/O 8900 Freeport Pkwy Suite 150 Irving, TX 75063 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 03/01/2016      **Earliest Time Sale Will Begin:** 1:00 PM

**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.**

**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.**

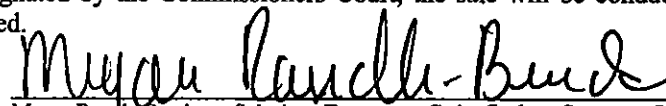
**Legal Description:**

**A TRACT OF LAND CONTAINING 2.000 ACRES OUT OF THE H.&T.C.R.R. CO., SECTION 146, C.C. ALLEN SURVEY, ABSTRACT 337, AUSTIN COUNTY, TEXAS, BEING THE SAME TRACT RECORDED IN THE NAME OF RICH A SAUCEDO AND WIFE GABRIELA SAUCEDO UNDER FILE NO. 015317 OF THE OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS (O.P.R.A.C.T.) AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.**

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the AUSTIN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

**For Information:**

Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200

  
Megan Randle-Bender as Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
7301 N. State Hwy 161, Ste 305.  
Irving, TX 75039

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16 JAN 11 PM 2:12

Carrie Gregor

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

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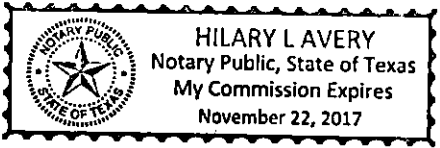
STATE OF TEXAS

COUNTY OF Walker

Before me, the undersigned Notary Public, on this day personally appeared Megan Randall-Bader as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office this 1<sup>st</sup> day of January, 2016.

Hilary Lavery  
Notary Public  
Signature



**EXHIBIT "A"**

A tract of land containing 2.000 Acres out of the H.&T.C.R.R. Co., Section 146, C.C. Allen Survey, Abstract 337, Austin County, Texas being the same tract recorded in the name of Rich A Saucedo and wife Gabriela Saucedo under File No. 015317 of the Official Public Records of Austin County, Texas (O.P.R.A.C.T.) and being more particularly described by metes and bounds as follows: (bearings based on said File No. 015317 of the O.P.R.A.C.T.);

COMMENCING at a 1/2 Inch iron rod found at the intersection of the west right-of-way line of Irens Street (60 Feet wide) and the south line of Sally Gail Lane (60 Feet wide) as recorded under File No. 996193 of the O.P.R.A.C.T.;

THENCE, NORTH 86° 42' 25" WEST, with the south line of Sally Gail Lane, being the north line O.A. Krampitz Subdivision as recorded in Volume 255, Page 543 of the O.P.R.A.C.T. a distance of 278.70 Feet to a 1/2 Inch iron rod being the southeast corner an POINT OF BEGINNING of this tract;

THENCE, NORTH 86° 42' 25" WEST, continuing with the south line of Sally Gail Lane, being the north line of Lot 12 of said O.A. Krampitz Subdivision as recorded in the name of Joseph Lizotte & Kimberly Lizotte under File No. 076238 of the O.P.R.A.C.T. and the north line of Lot 13 of said O.A. Krampitz Subdivision as recorded in the name of Paul J Dranka under File No. 033655 of the O.P.R.A.C.T, a distance of 99.91 Feet to a fence post at the southwest corner of this tract;

THENCE, NORTH 03° 03' 56" EAST, with the east line of a tract recorded in the name of Jeffrey C. Tanner & Reba C. Tanner under File No. 051216 of the O.P.R.A.C.T., passing at a distance of 60.00 Feet the north line of the aforementioned Sally Gail Lane, passing at distance of 535.52 Feet a 1/2 Inch iron rod set for reference and continuing for a total distance of 835.52 Feet to a point in a lake being the northwest corner of this tract;

THENCE, NORTH 57° 05' 00" EAST, with the southerly line of a tract recorded in the name of Frank W. Hluchan & Mary Jane Hluchan under File No. 987315 of the O.P.R.A.C.T. a distance of 124.45 Feet to a point in a lake being the northeast corner of this tract;

THENCE, SOUTH 03° 06' 56" WEST, with the west line of a tract recorded in the name of Nathan Pless & Jennifer J. Pless under File No. 996195 of the O.P.R.A.C.T., passing at a distance of 322.67 Feet a 1/2 Inch iron rod set for reference, passing at a distance of 849.03 the north line of the aforementioned Sally Gail Lane, and continuing for a total distance of 909.03 Feet to the POINT OF BEGINNING and containing 2.000 Acre of land.

FILED

13 OCT -2 PM 1:37

*Carrie Gregor*  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

134963

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