

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 2nd day of April, 2019
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): Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Megan Randle, Ebbie Murphy, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, 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 Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Megan Randle, Ebbie Murphy, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, 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:

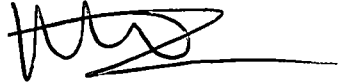
1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Megan Randle, Ebbie Murphy, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, 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,

Bonial & Associates, P.C.



FILED

2019 JAN 31 AM 10:14

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

TS#: 19-21959

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 5/18/2006, ROBERT L. FOX, JOINED HEREIN PRO FORMA BY HIS WIFE, BRENDA FOX, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of G. TOMMY BASTIAN, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$126,203.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., which Deed of Trust is Recorded on 5/23/2006 as Volume 063015, Book , Page , Loan Modification recorded on 5/27/2016 as Instrument No. 162254 in Austin County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT 71, WESTVIEW ADDITION, SECTION II, TO THE CITY OF SEALY, AUSTIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 374, PAGE 994, DEED RECORDS OF AUSTIN COUNTY, TEXAS.

Commonly known as: **216 MEADOW LN, SEALY, TX 77474**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Megan L. Randle, Ebbie Murphy**, or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



4684295

19-003

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **4/2/2019 at 1:00 PM**, or no later than three (3) hours after such time, in **Austin** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

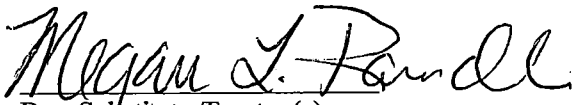
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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.

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.

WITNESS, my hand this 2/6/2019



By: Substitute Trustee(s)
Megan L. Randle, Ebbie Murphy,
C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

FILED

2019 FEB -8 AM 8: 32

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

19.003

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

AUSTIN County

Deed of Trust Dated: May 16, 2006

Amount: \$236,000.00

Grantor(s): ADELAIDA SEPULVEDA and JOSEPH STEVE SEPULVEDA

Original Mortgagee: COUNTRYWIDE HOME LOANS, INC.

Current Mortgagee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2006-24CB)

Mortgage Servicer and Address: c/o BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

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

Recording Information: Document No. 063290

Legal Description: 14.9236 ACRES OF LAND, MORE OR LESS, OUT OF THE SETH INGRAM SURVEY (A-50), AUSTIN COUNTY, TEXAS, CALLED TRACT ONE AND SET ASIDE TO JOSEPH STEVEN SEPULVEDA AS DESCRIBED IN PARTITION DEED DATED MARCH 4, 1999, FILED MARCH 8, 1999, RECORDED IN FILE NO. 991361, OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.

Date of Sale: April 2, 2019 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the AUSTIN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where 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.

EBBIE MURPHY OR KRISTIE ALVAREZ, KATHLEEN ADKINS, AMY BOWMAN, EVAN PRESS, REID RUPLE, CATRENA WARD, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, VANESSA MCHANAY OR MEGAN RANDLE have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.

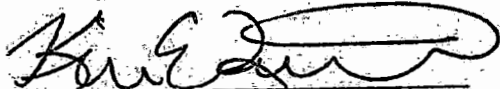
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors 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.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

19-005



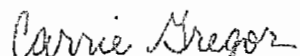
KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2014-019982



EBBIE MURPHY OR KRISTIE ALVAREZ, KATHLEEN ADKINS,
AMY BOWMAN, EVAN PRESS, REID RUPLE, CATRENA
WARD, STEPHANIE KOHLER, CARY CORENBLUM, LUCI
FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB,
CATRENA WARD, JULIAN PERRINE, VANESSA MCHANAY OR
MEGAN RANDLE
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

FILED

2019 FEB 21 AM 11:15


COUNTY CLERK
AUSTIN COUNTY, TEXAS

19-005

Notice of [Substitute] Trustee 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: 04/02/2019

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: **INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 7211 Mikes Street, Wallis, TX 77485

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/27/2006 and recorded 10/02/2006 in Document 065812, real property records of Austin County, Texas, with **Evelyn Orsak** grantor(s) and Homecomings Financial Network Inc as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **MEGAN L. RANDLE AKA MEGAN L. RANDLE-BENDER OR EBBIE MURPHY**, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Evelyn Orsak**, securing the payment of the indebtedness in the original principal amount of **\$138,900.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS18** is the current mortgagee of the note and deed of trust or contract lien.



Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LEGAL DESCRIPTION OF THE LAND: LOTS TEN (10) AND ELEVEN (11), IN WESTGATE ESTATES, A SUBDIVISION OF 22.102 ACRES OF LAND IN THE JACOB STEVENS LEAGUE IN AUSTIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, PLAT RECORDS OF AUSTIN COUNTY, TEXAS

8. 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O Ocwen Loan Servicing, LLC

**1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409**

Phone: 1-800-746-2936

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: 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.

Date: February 18, 2019

Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

MEGAN L. RANDLE AKA MEGAN L. RANDLE-BENDER OR EBBIE MURPHY
- Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____ 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 _____ I filed 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.

FILED

2019 FEB 21 AM 11:15

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

19-006

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/29/2018
Grantor(s): JADE RIGSBY, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CMG MORTGAGE, INC., DBA CMG FINANCIAL, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$129,609.00
Recording Information: Instrument 181289
Property County: Austin
Property:

FIELD NOTES OF A SURVEY OF A 0.245 ACRE TRACT OUT OF THE JOHN NICHOLS LEAGUE, ABSTRACT NO. 73, IN THE CITY OF BELLVILLE, AUSTIN COUNTY, TEXAS. SAID 0.245 ACRE TRACT BEING THAT SAME PROPERTY DESCRIBED IN A DEED DATED AUGUST 27, 1969 TO CHARLES L ELLIS AND WIFE, RUTH IRENA ELLIS, RECORDED IN VOLUME 312, PAGE 497, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 0.245 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1-1/2 INCH IRON ROD FOUND IN THE NORTHWEST LINE OF SOUTH HARRIS STREET FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING ALSO THE SOUTH CORNER OF A CALLED 0.250 ACRE TRACT DESCRIBED IN A DEED TO DELORIS JENNINGS, VOLUME 277, PAGE 318, AUSTIN COUNTY DEED RECORDS, FROM SAID CORNER A 1/2 INCH IRON ROD FOUND FOR THE APPARENT EAST CORNER OF THE SAID 0.250 ACRE TRACT BEARS N 25 DEGREES 38' 06" E A DISTANCE OF 62.86 FEET;

THENCE S 25 DEGREES 16' 01" W A DISTANCE OF 63.56 FEET (CALLED S 26 DEGREES 30' 00" W - 63.00') WITH THE NORTHWEST LINE OF SOUTH HARRIS STREET, SAME BEING THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT TO A 5/8 INCH IRON ROD SET (CAPPED FRANK SURVEYING) FOR THE EAST CORNER OF A CALLED 10,375.7 SQUARE FOOT TRACT BEING ORIGINALLY A PART OF A CALLED 0.4 ACRE TRACT DESCRIBED IN VOLUME 60, PAGE 614, AUSTIN COUNTY DEED RECORDS, SAID CORNER BEING ALSO THE SOUTH CORNER OF THE HEREIN DESCRIBED 0.245 ACRE TRACT, FROM SAID CORNER A 3/4 INCH IRON ROD FOUND FOR THE APPARENT SOUTH CORNER OF THE SAID 10,375.7 SQUARE FOOT TRACT BEARS S 25 DEGREES 18' 01" W A DISTANCE OF 63.00 FEET;

THENCE N 65 DEGREES 20' 35" W A DISTANCE OF 174.82 FEET (CALLED N 66 DEGREES 00' 00" W - 171.50') WITH THE NORTHEAST LINE OF THE SAID 10,375.7 SQUARE FOOT TRACT TO A 5/8 INCH IRON ROD SET (CAPPED FRANK SURVEYING) FOR THE NORTH CORNER OF THE SAID 10,375.7 SQUARE FOOT TRACT, SAID CORNER BEING ALSO THE WEST CORNER OF THE HEREIN DESCRIBED 0.245 ACRE TRACT, CORNER BEING ALSO IN THE SOUTHEAST LINE OF A CALLED 0.860 ACRE TRACT DESCRIBED IN A DEED TO MONUELLE F. JENNINS, JR., VOLUME 531, PAGE 335, AUSTIN COUNTY OFFICIAL RECORDS, FROM SAID CORNER A 1/2 INCH IRON PIPE FOUND FOR THE APPARENT WEST CORNER OF THE SAID 10,375.7 SQUARE FOOT TRACT BEARS S 22 DEGREES 02' 45" W A DISTANCE OF 58.00 FEET, ALSO FROM SAID CORNER A CHAIN LINK FENCE CORNER POST BEARS S 62 DEGREES 56' 04" E A DISTANCE OF 1.20 FEET;

THENCE N 22 DEGREES 02' 45" E A DISTANCE OF 57.68 FEET (CALLED N 24 DEGREES 30' 00" E - 58.00') WITH THE NORTHWEST LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST LINE OF THE SAID 0.860 ACRE TRACT TO A 1-1/4 INCH IRON ROD FOUND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED 0.245 ACRE TRACT, SAID CORNER BEING ALSO THE APPARENT WEST CORNER OF THE SAID 0.250 ACRE TRACT, FROM SAID CORNER A 1/2 INCH IRON ROD FOUND FOR THE APPARENT EAST CORNER OF THE SAID 0.860 ACRE TRACT BEARS N 22 DEG 17' 30" E A DISTANCE OF 13.50 FEET;

Reported Address: 204 S HARRIS ST, 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: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of April, 2019
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, Ebbie Murphy, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, 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, Ebbie Murphy, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

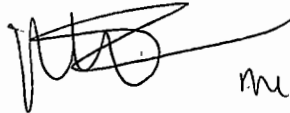
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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, Ebbie Murphy, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, 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,

Bonial & Associates, P.C.



Megan C. Randle

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Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

Notice of Trustee's Sale

Deed of Trust

Date: April 7, 2010

Grantor: Terral Lee Louviere

Mortgagee: GeoSouthern Energy Corporation

Recording information: County Clerk's file no. 140235 of the Official Records of Real Property of Austin County, Texas.

Property: All that certain tract or parcel of land in Austin County, Texas, described as follows: Lot 3, 4, 5, and 6, Block 3 of Brazos Country, Section 4, a subdivision in Austin County, Texas according to the plat and dedication, recorded in/under Volume 1, Page 55 of the Plat Records of Austin County, Texas.

Note: Original Principal sum of \$422,000.00 executed by Grantor payable to Mortgagee

County: Austin County, Texas

Trustee's Name: John R. Jones

Trustee's Address: 123 N. Post Oak Lane, Suite 400, Houston, Texas 77024-0092

Date of Sale: Tuesday, April 2, 2019

Time of Sale: 10:00 a.m.

Place of Sale: The sale will occur in the first floor of the Austin County Clerk's Office at 1 East Main Street, Bellville, Texas 77418.

John R. Jones is the Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale towards the satisfaction of the Note.

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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 earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



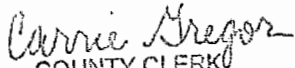
John R. Jones, Trustee

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COUNTY CLERK
AUSTIN COUNTY, TEXAS