

FILED  
3:05 PM  
AUG 23 2018

103 S La Grange St , Flatonia, TX 78941

*Julie Karstedt* KS

18-020269

JULIE KARSTEDT

CO CLERK, FAYETTE CO TEXAS

**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: 10/02/2018

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Fayette County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/17/2017 and recorded in the real property records of Fayette County, TX and is recorded under Clerk's File/Instrument Number, 17-03618, Page 186, with LUANN K. TOLEFREE (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LUANN K. TOLEFREE, securing the payment of the indebtedness in the original amount of \$225,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.662 ACRE SITUATED IN THE M. MULDOON LEAGUE NO. 14, A-76, IN FAYETTE COUNTY, TEXAS, ALSO BEING PART OF BLOCK 5 OF THE FREYTAG ADDITION TO THE CITY OF FLATONIA (VOL. 2, PG. 29 FAYETTE COUNTY PLAT RECORDS), AND BEING A PART OF THAT TRACT DESCRIBED AS 0.685 ACRE IN A DEED FROM ERIC TIJERNA, ET AL, TO JOHN MULHOLLAND, ET UX, DATED NOVEMBER 5, 2003 AND RECORDED IN VOLUME 1240, PAGE 749 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, SAID 0.662 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 (N. MAIN STREET - 80' RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF LA GRANGE STREET (80' RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF SAID (CALLED) 0.685 ACRE MULHOLLAND TRACT, THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED AND THE PLACE OF BEGINNING, SAID POINT HAVING A COORDINATE VALUE OF NORTH = 13,802,473.34 FEET AND EAST = 2,570,769.23 FEET ACCORDING TO THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE - NAD 83 (CORS 96);

THENCE NORTH 88 DEGREES 10 MINUTES 31 SECONDS EAST, 221.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 TO A POINT IN AN EXISTING CONCRETE SIDEWALK FOR



4667425

THE NORTHWEST CORNER OF THE (CALLED) 13,300 SQUARE FOOT ANTHONY RATH TRACT (VOL. 1609, PG. 663 F.C.O.R.), THE NORTHEAST CORNER OF SAID (CALLED) 0.685.ACRE MULHOLLAND TRACT AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH A 3/8" IRON ROD FOUND FOR WITNESS BEARS SOUTH 01 DEGREE 45 MINUTES 35 SECONDS EAST, 0.76 FEET;

THENCE SOUTH 01 DEGREE 45 MINUTES 35 SECONDS EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, 135.81 FEET ALONG THE COMMON LINE BETWEEN SAID MULHOLLAND AND RATH TRACTS TO A 3/8" IRON ROD FOUND IN THE APPARENT NORTH LINE OF THE (CALLED) 0.304 ACRE BERNARD SVATEK TRACT (VOL. 461, PG. 191 F.C.D.R.) FOR THE SOUTHEAST CORNER OF SAID MULHOLLAND TRACT AND THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH A 3/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID RATH TRACT BEARS NORTH 01 DEGREE 45 MINUTES 35 SECONDS WEST, 1.95 FEET;

THENCE SOUTH 88 DEGREES 25 MINUTES 09 SECONDS WEST, 95.77 FEET ALONG THE SOUTH LINE OF SAID (CALLED) 0.685 ACRE MULHOLLAND TRACT AND THE APPARENT NORTH LINE OF SAID (CALLED) 0.304 ACRE SVATEK TRACT TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THE (CALLED) 50' X 125' BERNARD SVATEK TRACT (VOL. 441, PG. 442 F.C.D.R.), THE APPARENT EASTERLY NORTHWEST CORNER OF SAID (CALLED) 0.304 ACRE SVATEK TRACT, THE SOUTHEAST CORNER OF A 0.024 ACRE TRACT ALSO SURVEYED THIS DATE AND THE MOST EASTERLY SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE NORTH 01 DEGREES 34 MINUTES 51 SECONDS WEST, DEPARTING SAID SOUTH LINE, 8.50 FEET TO A 1/2" IRON ROD SET WITHIN SAID (CALLED) 0.685 ACRE MULHOLLAND TRACT FOR THE NORTHEAST CORNER OF SAID 0.024 ACRE TRACT ALSO SURVEYED THIS DATE AND AN INSIDE CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 88 DEGREES 25 MINUTES 09 SECONDS WEST, 125.04 FEET TO A CHISELED "X" SET IN CONCRETE IN SAID EAST RIGHT-OF-WAY LINE OF LA GRANGE STREET AND THE WEST LINE OF SAID MULHOLLAND TRACT FOR THE NORTHWEST CORNER OF SAID 0.024 ACRE TRACT ALSO SURVEYED THIS DATE AND THE MOST WESTERLY SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH THE SOUTHWEST CORNER OF SAID (CALLED) 0.685 ACRE MULHOLLAND TRACT BEARS SOUTH 01 DEGREE 51 MINUTES 30 SECONDS EAST, 8.50 FEET;

THENCE NORTH 01 DEGREES 51 MINUTES 30 SECONDS WEST, 126.37 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE PLACE OF BEGINNING, AND CONTAINING 0.662 ACRE.

BEARINGS, DISTANCES AND COORDINATES USED HEREIN ARE "GRID" BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE - NAD 83 (CORS 96). CONVERGENCE = +00 DEGREE 55 MINUTES 24 SECONDS. COMBINED FACTOR = 0.9998655.

KEVIN VON MINDEN, R.P.L.S., REGISTRATION NO. 4438, MARCH 17, 2017, BEFCO JOB NO. 17-6886(1)

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company, as Mortgage Servicer, is representing the current Mortgagee whose address is:

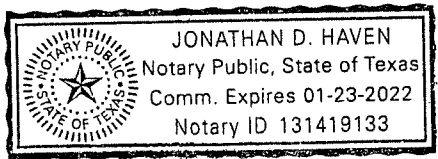
Cenlar FSB  
Attn: Fc 425 Phillips Blvd  
Ewing, NJ 08618

*Pete Florez*  
**SUBSTITUTE TRUSTEE**  
Cory Jacocks, Esq., Louise Graham, Donald  
Graham, Megan L. Randle, Ebbie Murphy  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF Texas  
COUNTY OF Brazos

Before me, the undersigned authority, on this day personally appeared Pete Florez, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23 day of August, 2018.



*J. Haven*  
NOTARY PUBLIC in and for  
Brazos COUNTY  
My commission expires: 01/23/2022  
Print Name of Notary:  
Jonathan Haven

**CERTIFICATE OF POSTING**

My name is Pete Florez, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 8-23-18 I filed at the office of the Fayette County Clerk and caused to be posted at the Fayette County courthouse this notice of sale.

Declarants Name: Pete Florez  
Date: 8-23-18