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Our File Number: 390.101232

Name: LEONSO GARCIA, A SINGLE MAN AS HIS SOLE AND SEPARATE PROPERTY

NOTICE OF TRUSTEE'S SALE

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.

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.

WHEREAS, on April, 25 2014, LEONSO GARCIA, A SINGLE MAN AS HIS SOLE AND SEPARATE PROPERTY, executed a Deed Of Trust conveying to ARTHUR GOLDBERG, ATTORNEY AT LAW as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FIRST AMERICAN MORTGAGE TRUST, in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 201405394, Volume 2317, Page 1 in the DEED OF TRUST OR REAL PROPERTY records of BASTROP COUNTY, TX; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said DEED OF TRUST;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, January 2, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in BASTROP COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the North door of the Bastrop County Courthouse, 803 Pine Street, Bastrop, Texas or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

FIELD NOTES DESCRIBING 1.00 ACRES OF LAND, BEING OUR OF LOT 25 BLOCK B, SECTION 1, BLUEBONNET ACRES, A SUBDIVISION RECORDED IN CABINET 1, PAGE 20B AND CABINET 1, PAGE 26B, PLAT RECORDS, BASTROP COUNTY, TEXAS, SAID 1.00 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES. TO INCLUDE THE MANUFACTURED HOUSING UNIT DESCRIBED AS: YEAR: 2008; MAKE: PALM HARBOR MANUFACTURING, L.P.; MODEL: KYLE CROSSING XVGX7603; SERIAL NUMBER: PH22-13599; LENGTH/WIDTH: 76'0" X 15'6"

Property Address: 296 CEDAR LANE
CEDAR CREEK, TX 78612
Mortgage Servicer: Carrington Mortgage Services, LLC
Noteholder: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

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.

FILED
DEC 11 2017
Rose Pietsch
Bastrop County Clerk
2:16 pm

WITNESS MY HAND this day, December 11, 2017.

Wendy Alexander

Louise Graham, Jill Nichols, Meghan Lamonte, Susan Mills, James Mills, Emily Northern, Chris LaFond, John Latham, Michael Latham, Wendy Alexander, Donald Graham, Frederick Britton, Jack Burns II, Patricia Sanders, Stacey Bennett, Amy Ortiz, Kristopher Holub, Patrick Zwiers, Maryna Danielian, Aarti Patel, Chance Oliver or Max Murphy, Substitute Trustee

c/o Angel Reyes & Associates, P.C.

5950 Berkshire Lane, Suite 410

Dallas, TX 75225 469-425-3140

LEGAL DESCRIPTION

FIELD NOTES DESCRIBING 1.00 ACRES OF LAND, BEING OUT OF LOT 25, BLOCK 8, SECTION 1, BLUEBONNET ACRES, A SUBDIVISION RECORDED IN CABINET 1, PAGE 20B AND CABINET 1, PAGE 26B, PLAT RECORDS, BASTROP COUNTY, TEXAS, SAID 1.00 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF CEDAR LANE, AT THE SOUTHWEST CORNER OF LOT 24, BLOCK 8 OF SAID SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 25, FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID LOT 25, 199.53 FEET TO AN IRON ROD SET IN SAID LINE, FOR THE SOUTHWEST CORNER OF LOT 26 OF SAID SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 25, FOR THE SOUTHWEST CORNER HEREOF

THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS EAST, THROUGH SAID LOT 25 AND 26 AND 218.32 FEET TO AN IRON ROD SET, FOR THE NORTHWEST CORNER HEREOF;

THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, CONTINUING THROUGH SAID LOT 25, 199.53 FEET TO AN IRON ROD SET IN THE WESTERLY LINE OF SAID LOT 24, IN THE EASTERLY LINE OF SAID LOT 25, FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE COMMON LINE OF SAID LOTS 24 AND 25, 218.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES OF LAND.

FIELD NOTES DESCRIBING 0.10 AN ACRE OF LAND, BEING OUT OF LOT 25, BLOCK 2S, SECTION 1, BLUEBONNET ACRES, A SUBDIVISION RECORDED IN CABINET 1, PAGE 2011 AND CABINET 1, PAGE 26B, PLAT RECORDS, BASTROP COUNTY TEXAS, SAME BEING THAT CERTAIN 1.00 ACRE TRACT RECORDED IN VOLUME 1882, PAGE 658, OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS, SAID 0.10 OF AN ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF CEDAR LANE, AT THE SOUTHWEST CORNER OF LOT 26, BLOCK 8 OF SAID SUBDIVISION. SAME BEING THE SOUTHWEST CORNER OF SAID LOT 25, FOR THE SOUTHWEST CORNER HEREOF

THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOTS 25 AND 26, 218.32 FEET TO AN IRON ROD SET IN SAID LINE FOR THE NORTHWEST CORNER HEREOF;

THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, THROUGH SAID LOT 25, 20.00 FEET TO A POINT, FOR THE NORTHEAST CORNER HEREOF

THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, CONTINUING THROUGH SAID LOT 25, 218.32 FEET TO A POINT IN SAID RIGHT-OF-WAY LINE, BEING IN THE SOUTHERLY LINE OF SAID LOT 25, FOR THE SOUTHWEST CORNER HEREOF,

THENCE NORTH 60 DEGREES 00 MINUTES 01 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID LOT 25, 20.00 FEET TO THE POINT BEGINNING

Notice of Trustee's Sale

2

Date: December 11, 2017

Trustee: Clay E. Morgan

Lender: 21 - Cedar Creek, LLC

Note: Real Estate Lien Note dated 7/24/2017, in the original principal amount of \$59,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 7/24/2017, executed by Jose Escobar Mendiola & Roxana Salgado Maldonado to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201711310 of the Official Public Records of Bastrop County, Texas

Property: Lot 27, Block A, Cedar Creek Estates, Bastrop County, Texas

Date of Sale (first Tuesday of month): January 2, 2018

Time of Sale: 1:00 p.m. to 3:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Bastrop County, Texas for conducting public foreclosure sales at the Bastrop County Courthouse, 803 Pine, Bastrop, Texas 78602.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender 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." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.


Clay E. Morgan

FILED
DEC 11 2017 3:30 pm
Rose Pietsch
Bastrop County Clerk

Notice of Trustee's Sale

3

Date: December 11, 2017

Trustee: Clay E. Morgan

Lender: Rio Vista Ranch, LLC

Note: Real Estate Lien Note dated 5/10/2016, in the original principal amount of \$49,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 5/10/2016, executed by Blanca H. Gallegos to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201606587 of the Official Public Records of Bastrop County, Texas

Property: Lot 10, Block D, Rio Vista Ranch, Sec. 4, Bastrop County, Texas

Date of Sale (first Tuesday of month): January 2, 2018

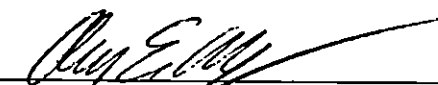
Time of Sale: 1:00 pm. to 3:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Bastrop County, Texas for conducting public foreclosure sales at the Bastrop County Courthouse, 803 Pine, Bastrop, Texas 78602.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender 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." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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Clay E. Morgan

FILED
DEC 11 2017 3:30 PM
Rose Pietsch
Bastrop County Clerk

Notice of Trustee's Sale

4

Date: December 11, 2017

Trustee: Clay E. Morgan

Lender: Monterrey Hills, LLC

Note: Real Estate Lien Note dated 10/5/2012, in the original principal amount of \$41,129.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 10/5/2012, executed by San Juanita Garcia & Pedro J Carrasco Olivares to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201213172 of the Official Public Records of Bastrop County, Texas

Property: Lot 14, Block D, Monterrey Hills, Sec. 2, Bastrop County, Texas.

Date of Sale (first Tuesday of month): January 2, 2018

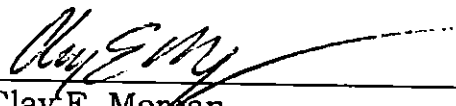
Time of Sale: 1:00 p.m. to 3:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Bastrop County, Texas for conducting public foreclosure sales at the Bastrop County Courthouse, 803 Pine, Bastrop, Texas 78602.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender 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." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Clay E. Morgan

FILED
DEC 11 2017 3:30 pm
Rose Pietsch
Bastrop County Clerk

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

On July 26, 2007, Kenneth Goehrs and Melinda Goehrs signed a Real Estate Lien Note for \$35,000.00, payable to the order of First National Bank of Bastrop, Texas which is secured by Deed of Trust of record in Document #200711015, Official Public Records of Bastrop County, Texas, against the following property:

Lots 45, 46, 47, 48, 49, 50 and 51-A, LAKE BASTROP PINES, a subdivision in Bastrop County, Texas, according to the map or plat thereof, recorded in Plat Cabinet No. 1, Page 82A, Plat Records of Bastrop County, Texas.

The Note has been accelerated to maturity by reason of a default in the payment thereof and failure to furnish proof of payment of ad valorem taxes, and the Owner of the Note has instructed the Substitute Trustee currently serving under the Deed of Trust to exercise the power of sale contained in the Deed of Trust in order to satisfy the indebtedness secured thereby. Accordingly, the undersigned, as Substitute Trustee, hereby gives notice that he, as such Substitute Trustee, will sell the above described property covered by the Deeds of Trust on Tuesday, the 2nd day of January, 2018, that being the first Tuesday of said month, at public auction to the highest bidder for cash in that area at the County Courthouse in Bastrop County, Texas, in Bastrop, Texas, designated by the Commissioners Court of such County, described as the North door of the Bastrop County Courthouse located at 803 Pine Street, Bastrop, Texas, as specified in instrument recorded in Volume 481, Page 124, of the Real Property Records of Bastrop, Texas. Such sale will occur, at the earliest, at 10:00 o'clock a.m. and, at the latest, three hours after that time, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. on that day.

Dated: December 12, 2017.



Albert J. Heinrich, Jr.
Substitute Trustee
408 West 18th Street
Austin, Texas 78701
(512) 322-9550
FAX (512) 322-9675

FILED

DEC 12 2017

Rosa Pietsch
Bastrop County Clerk

8:30am

6

NOTICE OF NON-JUDICIAL 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.

WHEREAS, on May 19, 2009, Matthew Smith and spouse, Jennifer Smith, executed a certain Deed of Trust, Security Agreement and Financing Statement ("Deed of Trust") to secure First National Bank of Bastrop in the payment of one certain Promissory Note of even date therewith in the principal sum of \$43,000.00, said Deed of Trust being filed for record on June 1, 2009, among the Official Public Records of Bastrop County, Texas as Deed of Trust No. 200906886; and

WHEREAS, the undersigned have been appointed Substitute Trustee in the place of the said original Trustee, upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, default, as same is defined in the Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, First National Bank of Bastrop, the Owner and Holder of the Note ("Lender") has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, January 2, 2018** beginning at **1:00 p.m.**, or not later than three hours after that time, the Trustee or Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, at the North Door of the Bastrop County Courthouse, 803 Pine Street, Bastrop, Texas, or in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure sales of real property are customarily and regularly held in **Bastrop County, Texas**, which real property is described as follows:

Lot 19, Block D, Lake Bastrop Estates, Unit No. 2, a Subdivision in Bastrop County, Texas, according to the map or plat recorded in Plat Cabinet 1, Page 38A, of the Plat Records of Bastrop County, Texas.

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

FILED

B1734/Foreclosure/Posting Ntc 705924 Jan Sale

DEC 12 2017

Rosa Pietsch
Bastrop County Clerk

11:14am

Therefore, notice is given that on and at the date, time, and place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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. For the avoidance of doubt, 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 by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.


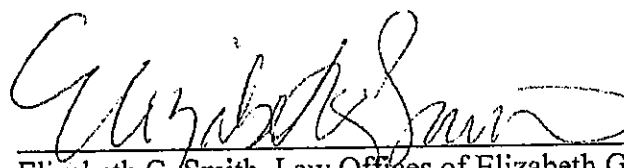
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, 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 Substitute Trustee.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

IN WITNESS HEREOF, this instrument has been executed to be effective this 23rd day of December, 2017.

Substitute Trustee:



Elizabeth G. Smith, Law Offices of Elizabeth G. Smith
6655 First Park Ten, Suite 240, San Antonio, TX 78213
Ph: 210-731-9177; Fax: 210-731-9130; Cell: 210-861-3959
and/or

Jim Mills, Susan Mills, Emily Northern, Kyle Walker and Ed Henderson on behalf of Abstracts/Trustees of Texas, PO Box 9932, Austin, Texas 78766.

Ph: 512-340-0331; Fax: 512-340-0226

After Recording Return to:

Law Offices of Elizabeth G. Smith

6655 First Park Ten, Suite 240

San Antonio, Texas 78213

Property: 106 Quinton Allen Dr., Bastrop, TX 78602; Loan #705924

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NOTICE OF NON-JUDICIAL 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.

WHEREAS, on October 20, 2009, Matthew Smith and Jennifer Smith, executed a certain Deed of Trust (With Future Advance Clause) ("Deed of Trust") to secure First National Bank of Bastrop in the payment of one certain Note, Disclosure and Security Agreement of even date therewith in the principal sum of \$6,050.00, said Deed of Trust being filed for record on October 27, 2009, among the Official Public Records of Bastrop County, Texas as Deed of Trust No. 2009013522; and

WHEREAS, the undersigned have been appointed Substitute Trustee in the place of the said original Trustee, upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, default, as same is defined in the Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, First National Bank of Bastrop, the Owner and Holder of the Note ("Lender") has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, January 2, 2018** beginning at **1:00 p.m.**, or not later than three hours after that time, the Trustee or Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, at the North Door of the Bastrop County Courthouse, 803 Pine Street, Bastrop, Texas, or in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure sales of real property are customarily and regularly held in **Bastrop County, Texas**, which real property is described as follows:

Lot 19, Block D, Lake Bastrop Estates, Unit No. 2, a Subdivision in Bastrop County, Texas, according to the map or plat recorded in Plat Cabinet 1, Page 38A, of the Plat Records of Bastrop County, Texas.

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

B1734/Foreclosure/Posting Ntc 706077 Jan Sale

FILED

DEC 12 2017

Rose Pietsch
Bastrop County Clerk

11:14am

may have been modified of record.

Therefore, notice is given that on and at the date, time, and place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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. For the avoidance of doubt, 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 by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

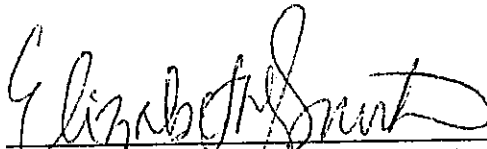
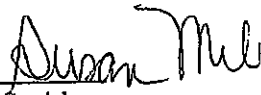
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, 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 Substitute Trustee.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

IN WITNESS HEREOF, this instrument has been executed to be effective this 21st day of December, 2017.

Substitute Trustee:

Elizabeth G. Smith, Law Offices of Elizabeth G. Smith
6655 First Park Ter, Suite 240, San Antonio, TX 78213
Ph: 210-731-9177; Fax: 210-731-9130; Cell: 210-861-3959
and/or
Jim Mills, Susan Mills, Emily Northern, Kyle Walker and Ed
Henderson on behalf of Abstracts/Trustees of Texas, PO Box
9932, Austin, Texas 78766.
Ph: 512-340-0331; Fax: 512-340-0226

After Recording Return to:

Law Offices of Elizabeth G. Smith

6655 First Park Ten, Suite 240

San Antonio, Texas 78213

Property: 106 Quinton Allen Dr., Bastrop, TX 78602; Loan #706077