

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 01, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE BASTROP 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 September 01, 2005 and recorded in Document VOLUME 1567, PAGE 003 real property records of BASTROP County, Texas, with GARY S WALDROP AND MINNIE E WALDROP, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GARY S WALDROP AND MINNIE E WALDROP, securing the payment of the indebtednesses in the original principal amount of \$96,485.00, 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

*Wendy Alexander*

AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, STACEY BENNETT, AMY ORTIZ, LOUISE GRAHAM, DONALD GRAHAM, WENDY ALEXANDER, JOHN LATHAM, TOBEY LATHAM, OR MICHAEL LATHAM

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the BASTROP County Clerk and caused to be posted at the BASTROP County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

FILED

FEB 26 2018

Rose Pietsch  
Bastrop County Clerk

*2:02 pm*



NOS0000006841050

0000006841050

BASTROP

**EXHIBIT "A"**

LOT 7, BLOCK D, HIGH VIEW RANCH SUBDIVISION PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET 3, PAGE 33A AND PLAT CABINET 3, PAGE 70B, PLAT RECORDS, BASTROP COUNTY, TEXAS.



NOS0000006841050

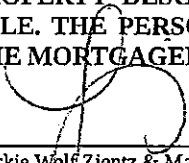
2


**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"
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/29/2001 and recorded in Book 1184 Page 712 Document 200117294 real property records of Bastrop County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
 Date: 05/01/2018  
 Time: 01:00 PM  
 Place: Bastrop County Courthouse, Texas, at the following location: NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TX 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 JOHN PAQUIN AND LISA PAQUIN, provides that it secures the payment of the indebtedness in the original principal amount of \$107,100.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, (formerly known as First Union National Bank) as Trustee, for Long Beach Mortgage Loan Trust 2001-4 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, (formerly known as First Union National Bank) as Trustee, for Long Beach Mortgage Loan Trust 2001-4 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. **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 WENDY ALEXANDER, MICHAEL LATHAM OR MICHAEL W. ZIENTZ, 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  
 L. Keller Mackie, Attorney at Law  
 Lori Liane Long, Attorney at Law  
 Tracey Midkiff, Attorney at Law  
 Marissa Sibal, Attorney at Law  
 Parkway Office Center, Suite 900  
 14160 North Dallas Parkway  
 Dallas, TX 75254

  
 WENDY ALEXANDER, MICHAEL LATHAM OR MICHAEL W. ZIENTZ  
 c/o AVT Title Services, LLC  
 1101 Ridge Rd. Suite 222  
 Rockwall, TX 75087

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 Bastrop County Clerk and caused it to be posted at the location directed by the Bastrop County Commissioners Court.

FILED

MAR 12 2018

Rosa Pietsch  
Bastrop County Clerk

2:55 PM

CRICHTON AND ASSOCIATES  
 LAND SURVEYORS  
 107 NORTH LAMPASAS  
 ROUND ROCK, TEXAS  
 512-244-3395

## FIELD NOTES

**FIELD NOTES FOR A 10.0000 ACRE TRACT OF LAND OUT OF THE BERNARD BYMER SURVEY, ABSTRACT NO. 83, IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A 13.00 ACRE TRACT DESCRIBED IN DEED TO KEVIN LENTZ IN VOL. 1056, PG. 517, DEED RECORDS, BASTROP COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a 1" square iron stake found being the Northeast corner of a 25.428 acre tract described in deed to Elizabeth A. Pfeil and Dolores A. Spontak in Vol. 1020, Pg. 470, Deed Records Bastrop County, Texas, and the Southernmost corner of a tract described in deed to Murphy in Vol. 602, Pg. 718, Deed Records, Bastrop County, Texas. Said iron stake also being the Northwest corner of a 13.005 acre tract described in deed to Mary F. Gough in Vol. 358, Pg. 194, Deed Records, Bastrop County, Texas, and the **POINT OF BEGINNING**.

THENCE S 53° 57' 10" E, with the West line of the said Gough tract, 29.75 feet to a spindle set in the center of a 60 foot wide access easement as described in Vol. 226, Pg. 87, Deed Records, Bastrop County, Texas.

THENCE with the centerline of the said access easement, the following five (5) courses and distances:

- 1) S 19° 48' 36" E, 133.09 feet to a spindle set.
- 2) S 02° 55' 28" W, 349.36 feet to a 1" square iron stake found.
- 3) S 08° 54' 28" W, 83.61 feet to a 1" square stake found being the Southwest corner of the said Gough tract and the Northwest corner of a 13.05 acre tract described in deed to George Majewski of unknown recording data.
- 4) S 35° 17' 04" W, 244.90 feet to a 1" square iron stake found.
- 5) S 48° 04' 27" W, 184.02 feet to a 5/8" iron pipe found for the Southeast corner of this tract and from which a 1/2" iron rod found at the Southeast corner of said 13.00 acre tract bears S 14° 31' 44" E, 154.40 feet.

THENCE through the interior of said 13.00 acre tract the following two (2) courses.

- 1) N 60° 28' 20" W, 273.15 feet to a point for a corner.
- 2) N 68° 15' 37" W, 273.15 feet to a 1" square iron stake found on the East line of said Pfeil and Spontek tract for the Southwest corner of this tract and from which a 1/2" iron rod found at the Southwest corner of said 13.00 acre tract bears S 14° 04' 00" E (bearing basis) 442.36 feet.

THENCE with the East line of the said Pfeil and Spontek tract, the following four (4) courses and distances.

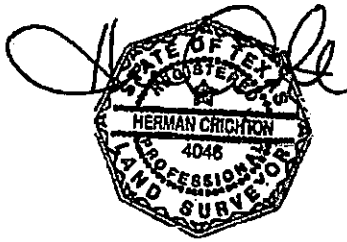
- 1) N 32° 46' 23" E, 290.33 feet to a 1" square iron stake found.

- 2) N 36° 38' 33" E, 291.42 feet to a 1" square iron stake found.
- 3) N 41° 08' 10" E, 143.07 feet to a ½" iron rod found with cap.
- 4) N 76° 07' 47" E, 315.37 feet to the POINT OF BEGINNING and containing 10.0000 acres more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal this 27th day of September, 2001.

Herman Crichton, R.P.L.S. 4046



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 01, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE BASTROP 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 19, 2013 and recorded in Document VOLUME 2282, PAGE 622 real property records of BASTROP County, Texas, with KEITH A. HELFRICH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KEITH A. HELFRICH, securing the payment of the indebtednesses in the original principal amount of \$293,584.00, 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

*Wendy Alexander*

AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, STACEY BENNETT, AMY ORTIZ, LOUISE GRAHAM, DONALD GRAHAM, WENDY ALEXANDER, JOHN LATHAM, TOBEY LATHAM, OR MICHAEL LATHAM  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the BASTROP County Clerk and caused to be posted at the BASTROP County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

FILED  
MAR 12 2018  
Rose Pietsch  
Bastrop County Clerk

2:58  
pm



NOS0000006919054

**EXHIBIT "A"**

BEING AN 11.00 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE THOMAS DROMGOOLE SURVEY, ABSTRACT 151 IN BASTROP COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 170.75 ACRE TRACT OF LAND CONVEYED TO THE GAYLON W. & FRANCES I. MCGILVRA TRUST BY DEED RECORDED IN VOLUME 737, PAGE 417 OFFICIAL (DEED) RECORDS, BASTROP COUNTY, TEXAS; SAID 11.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN SEPTEMBER, 2013:

BEGINNING AT A POINT ON THE EASTERLY LINE OF COTTLE TOWN ROAD FOR THE NORTHWESTERLY CORNER HEREOF FROM WHICH A 1/2" IRON ROD FOUND ON THE EASTERLY LINE OF COTTLE TOWN ROAD AND SOUTHERLY LINE OF THAT CERTAIN 40.000 ACRE TRACT OF LAND CONVEYED TO HUGH L. COLLIER AND SHIRLEY B. COLLIER BY DEED RECORDED IN VOLUME 991, PAGE 777 OF SAID OFFICIAL RECORDS FOR THE NORTHWESTERLY CORNER OF SAID 170.75 ACRE TRACT BEARS N 39° 18' 35" E A DISTANCE OF 123.04 FEET TO A FENCE CORNER POST FOR ANGLE POINT AND N 34° 32' 42" E A DISTANCE OF 170.03 FEET;

THENCE S 68° 50' 39" E A DISTANCE OF 732.36 FEET TO A POINT IN FENCE LINE FOR THE NORTHEAST CORNER HEREOF;

THENCE S 09° 15' 46" W A DISTANCE OF 505.25 FEET TO A FENCE CORNER POST FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 71° 10' 42" W A DISTANCE OF 477.64 FEET TO A FENCE CORNER POST FOR ANGLE POINT AND N 82° 23' 13" W A DISTANCE OF 589.37 FEET TO A FENCE CORNER POST ON THE EAST MARGIN OF COTTLE TOWN ROAD FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 39° 18' 35" E A DISTANCE OF 686.02 FEET, WITH COTTLE TOWN ROAD, TO THE POINT OF BEGINNING, CONTAINING 11.00 ACRES OF LAND, MORE OR LESS, AND AS SHOWN ON SKETCH OF SURVEY PREPARED HEREWITH.



NOS0000006919054

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**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
3/15/2016

**Grantor(s)/Mortgagor(s):**  
RHOMMIELLE BUADO, SINGLE MAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR EVERETT FINANCIAL, INC.  
D/B/A SUPREME LENDING, ITS  
SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Pingora Loan Servicing, LLC

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 201603159

**Property County:**  
BASTROP

**Mortgage Servicer:**  
Cenlar FSB is representing the Current  
Beneficiary/Mortgagee under a servicing  
agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
425 Phillips Blvd,  
Ewing, NJ 08618

**Legal Description:** LOT 79, BLOCK A, COUNTY LINE SUBDIVISION, PHASE III, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 138B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

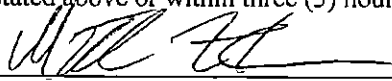
**Date of Sale:** 5/1/2018

**Earliest Time Sale Will Begin:** 1PM

**Place of Sale of Property:** Bastrop County Courthouse, 803 Pine, Bastrop, TX 78602 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.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
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.

  
Aarti Patel, Maryna Danielian, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Stacey Bennett, Amy Ortiz, Louise Graham, Donald Graham, Wendy Alexander, John Latham, Tobey Latham, Michael Latham, Jill Nichols, Meghan Lamonte, Michael Latham or Wendy Alexander or Cole D. Patton or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-18-65924-POS  
**Loan Type:** FHA

**FILED**

**MAR 22 2018**

Rose Pietsch  
Bastrop County Clerk

*8:20am*

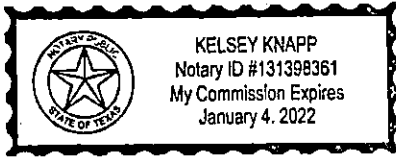


STATE OF TEXAS §  
COUNTY OF Bastrop §

Before me, the undersigned Notary Public, on this day personally appeared Michael Latham as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as TXDL, 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 22 day of March, 2018.

Kelsey Knapp  
Notary Public  
Signature



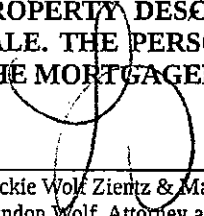
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**NOTICE OF FORECLOSURE SALE**

**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"
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/15/2006 and recorded in Document 200604664 real property records of Bastrop County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
 Date: 05/01/2018  
 Time: 01:00 PM  
 Place: Bastrop County Courthouse, Texas, at the following location: NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TX 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 CUMMINGS AND LISA CUMMINGS, provides that it secures the payment of the indebtedness in the original principal amount of \$275,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS4 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 DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS4 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.** DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS4 obtained a Order from the 335th District Court of Bastrop County on 11/04/2015 under Cause No. 082-335. 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 WENDY ALEXANDER, MICHAEL LATHAM OR MICHAEL W. ZIENTZ, 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  
 L. Keller Mackie, Attorney at Law  
 Wori Liane Long, Attorney at Law  
 Tracey Midkiff, Attorney at Law  
 Marissa Sibal, Attorney at Law  
 Parkway Office Center, Suite 900  
 14160 North Dallas Parkway  
 Dallas, TX 75254

  
 \_\_\_\_\_  
 WENDY ALEXANDER, MICHAEL LATHAM OR MICHAEL W. ZIENTZ  
 c/o AVT Title Services, LLC  
 1101 Ridge Rd. Suite 222  
 Rockwall, TX 75087

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 Bastrop County Clerk and caused it to be posted at the location directed by the Bastrop County Commissioners Court.

**FILED**

**MAR 29 2018**

Rose Pietsch  
Bastrop County Clerk

11:17am

**Exhibit A**

LEGAL DESCRIPTION: BEING 9.514 ACRES OF LAND OUT OF THE GEORGE H. STOVAL SURVEY, ABSTRACT NO. 303 IN BASTROP COUNTY, TEXAS AND BEING A CALLED 9.512 ACRES TRACT OF LAND CONVEYED AS TWO TRACTS TO DONALD W. JAMES AND WIFE, LUANN M. JAMES BY DEED RECORDED IN VOLUME 721, PAGE 664, DEED RECORDS OF BASTROP COUNTY, TEXAS; SAID 9.514 ACRES OF LAND BEING THE SAME CALLED 9.534 ACRES OF LAND CONVEYED AS TWO TRACTS TO WALTER H. COLLINS AND WIFE, VIRGINIA L. COLLINS BY DEED RECORDED IN VOLUME 338, PAGE 530 OF BASTROP COUNTY DEED RECORDS, SAID 9.514 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN AUGUST, 1996:

BEGINNING at an iron pipe found for the west corner hereof and of said James tract, the south corner of a called 5.00 acres tract of land conveyed to Geneva Ramsey and wife, Jane Ramsey by deed recorded in Volume 677, Page 396 of Bastrop County Deed Records and a point on the northeast Right-of-Way (100') line of State Highway No. 95;

THENCE N 32°35'21" E, a distance of 812.24 feet to an iron pipe found for the north corner hereof and of said James tract, the east corner of said Ramsey tract and a point on the southwest line of a called 30.282 acres tract of land conveyed to Lambert E. Wissen by deed recorded in Volume 244, Page 211 of Bastrop County Deed Records, from which an iron pipe found bears N 21°14'59" W, a distance of 49.79 feet, and a 1/4" iron rod set bears S 08°42'44" W, a distance of 0.47 feet;

THENCE S 20°56'37" E, generally with fence and the common division line of said James and Wissen tracts a distance of 332.96 feet to an iron pipe found;

THENCE S 20°50'21" E, continuing generally with fence and the said James and Wissen common division line a distance of 302.44 feet to an iron pipe found for the east corner hereof and of said James tract and the north corner of the remaining portion of a called 5.00 acres tract of land conveyed to E. Wayne Jordan by deed recorded in Volume 235, Page 327 of Bastrop County Deed Records;

THENCE S 32°38'31" W, generally with fence and along the common division line of the said James tract and the said Jordan tract, at 115.48 feet passing an iron pipe found, at 649.07 feet passing an iron rod found, at 656.73 feet passing an iron pipe found, and continuing with said James tract and now with the northwest line of a 1.00 acre tract conveyed to Richard S. McEvoy and wife, Glenda D. McEvoy by deed recorded in Volume 366, Page 174 of Bastrop County Deed Records, a total distance of 810.80 feet to an iron rod found for the south corner hereof, the west corner of said McEvoy tract and a point on the northeast R.O.W. of said State Highway No. 95;

THENCE N 20°59'00" W, along the northeast R.O.W. of said State Highway No. 95 and generally with fence, at 301.77 feet passing an iron rod found, continuing a total distance of 634.33 feet to the POINT OF BEGINNING and containing 9.514 acres of land, more or less, and as shown on map of survey prepared herewith.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Rose Pietsch

2006 MAR 29 03:59 PM 200604664

LISA \$88.00  
ROSE PIETSCH, COUNTY CLERK  
BASTROP COUNTY, TEXAS

Description: Bastrop, TX Document-Book. Page 813.572 Page: 3 of 4  
Order: 2422003304 Comment:

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**BASTROP County**  
**Deed of Trust Dated:** March 29, 2004  
**Amount:** \$114,700.00  
**Grantor(s):** AUDREY H. PFEIFFER

**Original Mortgagee:** GUARANTY RESIDENTIAL LENDING, INC  
**Current Mortgagee:** BAYVIEW LOAN SERVICING, LLC

**Mortgagee Address:** BAYVIEW LOAN SERVICING, LLC, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

**Recording Information:** Document No. 200405193

**Legal Description:** LOT 82, ELGIN MEADOWS, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 1, PAGE 120B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

WHEREAS AUDREY H. PFEIFFER is deceased.

**Date of Sale:** May 1, 2018 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 BASTROP 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.

AARTI PATEL OR MARYNA DANIELIAN, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, STACEY BENNETT, AMY ORTIZ, LOUISE GRAHAM, DONALD GRAHAM, WENDY ALEXANDER, JOHN LATHAM, TOBEY LATHAM, MICHAEL LATHAM OR CHRIS LAFOND 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**

AARTI PATEL OR MARYNA DANIELIAN, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, STACEY BENNETT, AMY ORTIZ, LOUISE GRAHAM, DONALD GRAHAM, WENDY ALEXANDER, JOHN LATHAM, TOBEY LATHAM, MICHAEL LATHAM OR CHRIS LAFOND  
c/o Tejas Trustee Services  
14800 Landmark Blvd. Suite 850  
Addison, TX 75254

RACHEL U. DONNELLY, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2016-015454

**FILED**

**MAR 29 2018**

Rose Pietsch  
Bastrop County Clerk

11:20am

(5)

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

**DEED OF TRUST INFORMATION:**

**Date:** 12/30/2014  
**Grantor(s):** RONALD J HYATT, A SINGLE MAN  
**Original Mortgage:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR VENTA FINANCIAL GROUP, INC., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$135,000.00  
**Recording Information:** Instrument 201500009  
**Property County:** Bastrop  
**Property:** LOT 18-B. RESUBDIVISION OF LOTS 1, 17, 18, 19, AND 27. COLORADO SHORES, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET 3. PAGE 89A. PLAT RECORDS, BASTROP COUNTY, TEXAS  
**Reported Address:** 101 ARROWHEAD COURT, BASTROP, TX 78602

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of May, 2018  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TEXAS in Bastrop County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Bastrop County Commissioner's Court.  
**Substitute Trustee(s):** Aarti Patel, Maryna Danielian, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Stacey Bennett, Amy Ortiz, Louise Graham, Donald Graham, Wendy Alexander, John Latham, Tobey Latham, Michael Latham, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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 Aarti Patel, Maryna Danielian, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Stacey Bennett, Amy Ortiz, Louise Graham, Donald Graham, Wendy Alexander, John Latham, Tobey Latham, Michael Latham, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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. Aarti Patel, Maryna Danielian, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Stacey Bennett, Amy Ortiz, Louise Graham, Donald Graham, Wendy Alexander, John Latham, Tobey Latham, Michael Latham, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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**

**MAR 29 2018**

Rose Pietsch  
Bastrop County Clerk

11:20am

8

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date: March 28, 2018**

**Trustee: RAY M. SCHNEIDER**

**Mortgagee: SUNBELT ESTATES L.L.C.**

**Note: SEVENTY-TWO THOUSAND AND NO/100.DOLLARS (\$72,000.00)**

**Deed of Trust**

**Date: OCTOBER 31, 2017**

**Grantor: MARIO AGUNDIS SEGURA**

**Mortgagee: SUNBELT ESTATES L.L.C.**

**Recording Information: 201716699 and a Transfer of Lien being subsequently filed under County Clerks' File No. 201716391**

**Property: LT 34 - NEW TRAILS**

**County: BASTROP**

**Trustee's/Substitute Trustee's Name: RAY M. SCHNEIDER / DEBRA SNYDER**

**Trustee's/Substitute Trustee's Address: 1718 State Street, Houston, TX 77007**

**Date of Sale (first Tuesday of month): MAY 1, 2018**

**Time of Sale: 10:00am**

**Place of Sale: 804 PECAN ST., BASTROP, TX 78602, or as designated by the County Commissioners' Court**

RAY M. SCHNEIDER is Trustee under the Deed of Trust/Mortgagee has appointed DEBRA SNYDER as Trustee under the Deed of Trust. Mortgage has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**FILED**

**MAR 29 2018**

Rose Pietsch  
Bastrop County Clerk

12:50 PM

**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.**

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 Sale will begin at the Time of Sale or not later than three hours thereafter.

  
DEBRA SNYDER, Trustee

**ACKNOWLEDGMENT**

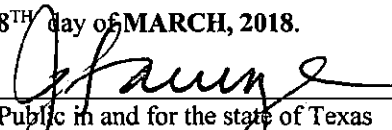
**THE STATE OF TEXAS**

**COUNTY OF HARRIS:**

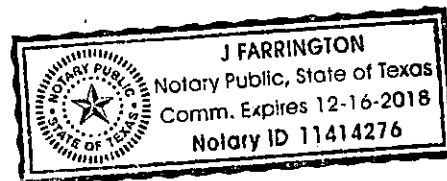
Before me the undersigned authority, on this day appeared **DEBRA SNYDER, Trustee**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 28<sup>TH</sup> day of **MARCH, 2018**.

My commission Expires: 12/16/18

  
Notary Public in and for the state of Texas

Notary's Printed name: J Farrington



9

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date: March 28, 2018**

**Trustee: RAY M. SCHNEIDER**

**Mortgagee: SUNBELT ESTATES L.L.C.**

**Note: EIGHTY-ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$81,500.00)**

**Deed of Trust**

**Date: OCTOBER 9, 2017**

**Grantor: JOSE JAIMES HERNANDEZ & YOLANDA CASTELAN**

**Mortgagee: SUNBELT ESTATES L.L.C.**

**Recording Information: 201716493 and a Transfer of Lien being subsequently filed under County Clerks' File No. 201716533**

**Property: LT 42 PHASE 2 - NEW TRAIL**

**County: BASTROP**

**Trustee's/Substitute Trustee's Name: RAY M. SCHNEIDER / DEBRA SNYDER**

**Trustee's/Substitute Trustee's Address: 1718 State Street, Houston, TX 77007**

**Date of Sale (first Tuesday of month): MAY 1, 2018**

**Time of Sale: 10:00am**

**Place of Sale: 804 PECAN ST., BASTROP, TX 78602, or as designated by the County Commissioners' Court**

RAY M. SCHNEIDER is Trustee under the Deed of Trust/Mortgagee has appointed DEBRA SNYDER as Trustee under the Deed of Trust. Mortgage has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**FILED**

**MAR 29 2018**

Rose Pietsch  
Bastrop County Clerk

12:50 PM



**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.**

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 Sale will begin at the Time of Sale or not later than three hours thereafter.

  
DEBRA SNYDER, Trustee

**ACKNOWLEDGMENT**

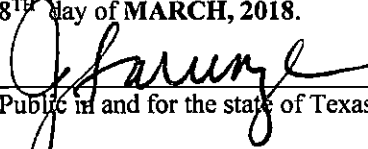
**THE STATE OF TEXAS**

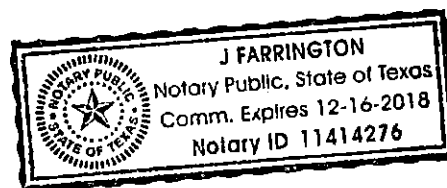
**COUNTY OF HARRIS:**

Before me the undersigned authority, on this day appeared **DEBRA SNYDER, Trustee**, known to me 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 on this the 28<sup>TH</sup> day of **MARCH, 2018**.

My commission Expires: 12/16/18

  
Notary Public in and for the state of Texas  
Notary's Printed name: J Farrington



COPY

10

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated May 20, 1999, executed by HARRY J. SHIRK, AN UNMARRIED MAN ("Mortgagor") to Jim Vancini, Trustee for the benefit of Oakwood Acceptance Corporation, filed for record under Instrument No. 199906393, Official Public Records of Bastrop County, Texas; said Deed of Trust being assigned to THE BANK OF NEW YORK MELLON, AS TRUSTEE ("Mortgagee") by that certain Assignment of Mortgage, Deed of Trust or Security Deed dated March 1, 2018, filed for record under Instrument No. 201804011, Official Public Records of Bastrop County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, Corin E. Sparre, Vicki Goodnight or Trent Davis, whose business address is 500 E. 4th St., Suite #143, Austin, TX 78701, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on Tuesday, May 1, 2018, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Bastrop County Courthouse at the place designated by the Commissioner's Court for such sales in Bastrop County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 1999 Oakwood Manufactured Housing Unit, Serial No. HOTX10A04559AB.

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.

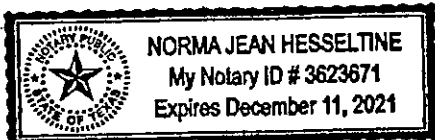
EXECUTED this 27<sup>th</sup> day of March, 2018.

*K. Littlefield*  
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
Telephone: (361) 884-0612  
Facsimile: (361) 884-5291  
Email: clittlefield@umhlaw.com

FILED  
APR 02 2018  
Rose Pietsch  
Bastrop County Clerk  
2:42 PM

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 27<sup>th</sup> day of March, 2018, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

Return to:  
K. Clifford Littlefield  
Upton, Mickits & Heymann, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401

EXHIBIT "A"

Lot Two (2), Block "B", SENDERO ESTATES, SECTION II, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet 3, Page 86B, Plat Records of Bastrop County, Texas.

11

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 30, 2018

DEED OF TRUST:

DATE: MAY 6, 2006

GRANTOR: DANIEL R. GARZA

TRUSTEE: RYAN B. SHAPIRO

BENEFICIARY: HVR PHASE 3, LTD.

COUNTY WHERE PROPERTY IS LOCATED: Bastrop

RECORDED IN: Instrument #200607107, Volume 1633, Page 765 Official  
Records of Bastrop County, Texas

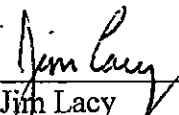
PROPERTY: Lot Nine (9), Block "B"; HIGH VIEW RANCH  
SUBDIVISION, PHASE 3B, a subdivision in Bastrop County,  
Texas, according to the map or plat recorded in Plat Cabinet 4  
Pages 99B, Plat Records of Bastrop County, Texas.

DATE OF SALE: May 1, 2018 between 10:00 a.m. and 1:00 p.m.

PLACE OF SALE OF PROPERTY:

The North Door of the Bastrop County Courthouse or as designated by the  
County Commissioners.

Because of default in performance of the obligations of the 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 to satisfy the debt secured by the Deed of Trust. The sale  
will begin at the earliest time stated above or within 3 hours after that time.

  
\_\_\_\_\_  
Jim Lacy  
SUBSTITUTE TRUSTEE

FILED

APR 09 2018

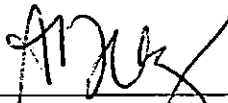
Rose Pietsch  
Bastrop County Clerk

3:49 pm

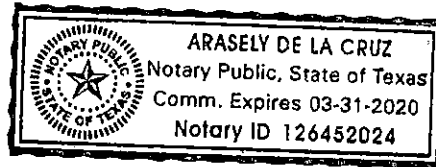
STATE OF TEXAS

COUNTY OF BASTROP

This instrument was acknowledged before me on the 30 day of  
March, 2018, by Jim Lacy.

  
\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: 3/31/20

AFTER RECORDING RETURN TO:  
Jim Lacy  
102 Green Mountain Dr.  
Cedar Creek, Texas 78612



(12)

**NOTICE OF TRUSTEE'S SALE**

**THE STATE OF TEXAS        §**

**COUNTY OF BASTROP        §**

**Date:** April 6, 2018

**Deed of Trust:**

**Date:** June 13, 2014

**Grantor:** Consuelo Morales

**Beneficiary:** Alum Creek Joint Venture, which is composed of John. W. Bebout, Harris Pappas, Christopher Pappas, Victoria Giannukos of Harris County, Texas and of Atascosa, A Texas General Partnership, which his composed of Atascosa Interests, Inc., a Texas Corporation and the JASS 1991 Trust of Hays County, Texas

**Recorded in:** Clerk's Document Number 201409056, Official Public Records, Bastrop County, Texas

**Assumption Warranty Deed:**

**Date:** September 2, 2016

**Grantor:** Consuelo Morales and Gustavo Almanza Guitierrez

**Grantee:** Camilo R. Cardenas aka Camilo Cardenas-Ramirez

**Recorded in:** Clerk's Document Number 201614541, Official Public Records, Bastrop County, Texas

**Property:** Being all of Lot Number 174, Artesian Oaks Subdivision, Section III, according to the map or plat in Cabinet 2, Page 242-A, Plat Records of Bastrop County, Texas

**Date of Sale:** May 1, 2018

**Time of Sale:** The earliest time at which the sale will occur is 11:00 a.m. and no later than 2:00 p.m.

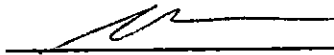
**Place of sale of Property:** Bastrop County Courthouse

803 Pine Street, Bastrop, Bastrop County, Texas 78602

**Designated Area:** The North side entrance to the Courthouse, more particularly described above.

**Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction tot he highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.**

**The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.**

  
\_\_\_\_\_  
**Trustee - S. E. Rutledge or Zach Potts or  
James Nelson or Stephen McMillen**

**For more information:**

**P.O. Box 1249  
San Marcos, Texas 78667-1249  
512-396-5115**

**FILED**

**APR 10 2018**

**Rose Pietsch  
Bastrop County Clerk**

**9:52 AM**

13

**Notice of Foreclosure Sale**

April 10, 2018

**Deed of Trust Information:**

Dated: October 13, 2016

Grantor: Elgin Agrarian, LLC, a Texas limited liability company

Trustee: Rosa Rios Valdez

Lender: Cen-Tex Certified Development Corporation

Recorded in: Instrument number 201616402, recorded on December 13, 2016 in the Official Public Records of Bastrop County, Texas.

Secures: "Note" in the original principal amount of \$100,000.00 executed by Elgin Agrarian, LLC ("Borrower") and payable to the order of Cen-Tex Certified Development Corporation.

Property: LAND SUBDIVISION; 23 ACRES OF THE MARY CHRISTIAN BURLESON HOMESTEAD, SUBDIVISION LOTS 1 AND LOT 2, MARY CHRISTIAN BURLESON HOMESTEAD SUBDIVISION, BASTROP COUNTY, TEXAS RECORDED IN PLAT CAB NO. 5 PG.96A PRBCT, AS FURTHER DESCRIBED IN ATTACHMENT "A".

Substitute Trustees: Chase Hamilton and Daniel Riegel

Substitute Trustees' Address: 816 Congress Avenue, Ste. 1200, Austin, TX 78701

**Foreclosure Sale Information:**

Date: Tuesday, May 1, 2018

Time: The sale of the Property will begin at 10:00 a.m. or not later than three hours thereafter. The sale must be concluded by 4:00 p.m.

Place: North Door of the Bastrop County Courthouse, 803 Pine Street, Bastrop, TX 78602 or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

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 Lender's bid may be by credit against the

**FILED**

APR 10 2018

*2:32pm*

Rose Pietsch  
Bastrop County Clerk

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, Lender, 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 given of Lender's election to proceed against and sell both the real and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code § 9.604(a).

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

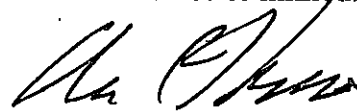
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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.

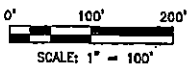
Pursuant to Texas Property Code § 51.0075(a), Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**



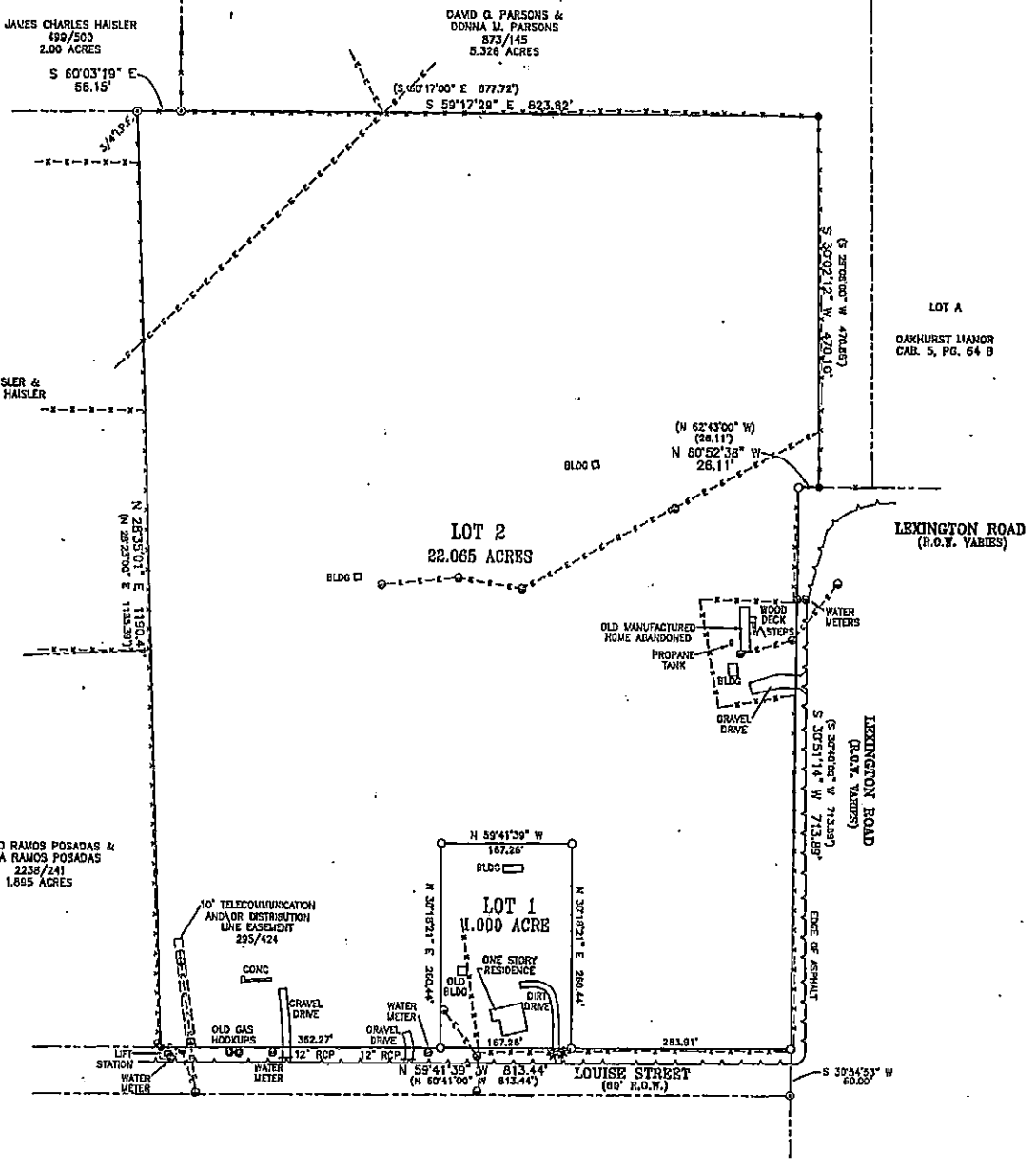
Chase Hamilton, Substitute Trustee





**LEGEND**

○	CALCULATED POINT
⊙	1/2" IRON ROD
⊚	1/2" IRON SET ROD
⊛	1/2" IRON SET ROD ALSO
⊜	1/2" PIPER SET (HAIKES MARK)
⊝	1/2" PIPE FOUND (HAIKES MARK)
⊞	CUTTING BRICK FOUND
⊠	CONC. FOUND
⊡	CONC. FOUND
⊣	TIKE (BOX & TYPE MARK)
⊤	CRUIE POST
⊥	WOOD FENCE
⊦	WIRE FENCE
⊧	CHAIN LINK FENCE
⊨	PUBLIC UTILITY EASEMENT
⊩	DRAINAGE EASEMENT
⊪	RAILROAD LINE
⊫	POWER POLE
⊬	OVERHEAD ELECTRIC LINE
⊭	DOWN CUT
⊮	SEWER TRENCH
⊯	RESTRICTIVE COVENANT



THIS PROPERTY IS SUBJECT TO:  
 1.) RESTRICTIVE COVENANTS OF RECORD IN PLAT, CAB. NO. 5, PG. 96A, PLAT RECORDS OF BASTROP COUNTY, TEXAS,  
 10(a) SHOWN

TO THE OWNERS, LIENHOLDERS AND INDEPENDENCE TITLE COMPANY;  
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREIN AND IS CORRECT AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.  
 THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X", SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 4802IC100G, EFFECTIVE JANUARY 19, 2006.



REFERENCE: PEGASUS PLANNING AND DEVELOPMENT OF, NO. 1495618-FLD  
 ADDRESS: 117 & 123 LOUISE STREET, CLARK, TEXAS  
 LEGAL DESCRIPTION: LOTS 1 & 2, MARY CHRISTIAN BURGESS HOMESTEAD SUBDIVISION, BASTROP COUNTY, TEXAS, RECORDED IN PLAT CAB. NO. 5, PG. 96A, P.R.B.C.T.

FILED: Survey, Co[Bastrop] by James Christian A-20175014 FLD. BC. 174/37

**JAMES E. GARON & ASSOC.**  
 PROFESSIONAL LAND SURVEYORS  
 P.O. Box 1917  
 Bastrop, Texas 78602  
 (512) 303-4185  
 www.jamesgaron.com  
 jgaron@austin.rr.com

### NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §  
COUNTY OF BASTROP §

DATE: TUESDAY, APRIL 10, 2018  
DEED OF TRUST:  
DATE: APRIL 22, 2010  
GRANTOR: BARRON, RAFAEL  
BENEFICIARY: AUS-TEX PARTS & SERVICE, LTD.  
RECORDED IN: VOL 2007 PAGE 825-826 REAL PROPERTY RECORDS  
BASTROP COUNTY, TEXAS  
TRUSTEE: DWIGHT HAMILTON

PROPERTY:  
Lot 052, Block C, Section 01, LEGEND OAKS, a subdivision in Bastrop County, Texas, according to the map or plat of record in Volume 3 Page 112B-113AB, Plat Records of Bastrop County, Texas, and the 1997 OAKWOOD/OAKWOOD 28 X 60 Manufactured Home, Serial # HOTX10A02834AB, attached thereto including all appliances and accessories.

DATE OF SALE OF PROPERTY: MAY 1, 2018

TIME OF SALE: The **earliest time** at which the sale will occur is **10 o'clock AM** and the sale shall occur **no later than three hours** thereafter.

PLACE OF SALE OF PROPERTY:

DESIGNATED AREA:  
Entrance of the Courthouse

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, DWIGHT HAMILTON, as Trustee, will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The Property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

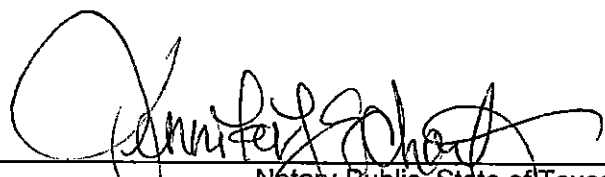
On this the TUESDAY, APRIL 10, 2018

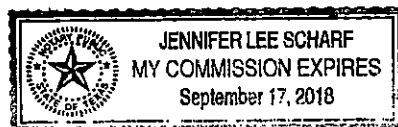
  
DWIGHT HAMILTON, Trustee

STATE OF TEXAS §  
COUNTY OF CALDWELL §

This instrument was acknowledged before me on the TUESDAY, APRIL 10, 2018, by DWIGHT HAMILTON.

For more information contact:  
DWIGHT HAMILTON  
P O Box 17547  
Austin, Texas 78760-7547  
(512) 389-2027

  
Notary Public, State of Texas  
Notary's Name: JENNIFER L. SCHARF  
My Commission Expires 9/17/2018



**FILED**  
**APR 10 2018**  
Rose Pietsch  
Bastrop County Clerk  
3:09 pm

**NOTICE OF TRUSTEE'S SALE**

STATE OF TEXAS §  
COUNTY OF BASTROP §

DATE: TUESDAY, APRIL 10, 2018  
DEED OF TRUST:  
DATE: AUGUST 26, 2011  
GRANTOR: CORONADO URSULA  
BENEFICIARY: AUS-TEX PARTS & SERVICE, LTD.  
RECORDED IN: VOL 201111175 PAGE REAL PROPERTY RECORDS  
BASTROP COUNTY, TEXAS  
TRUSTEE: DWIGHT HAMILTON

PROPERTY:  
Lot 11, Block G, Section 02, HERITAGE OAKS, a subdivision in Bastrop County, Texas, according to the map or plat of record in Volume 2072 Page 383, Plat Records of Bastrop County, Texas, and the 1998 REDMAN/HALLMARK 28 X 56 Manufactured Home, Serial # 12531373AB, attached thereto including all appliances and accessories.

DATE OF SALE OF PROPERTY: MAY 1, 2018

TIME OF SALE: The earliest time at which the sale will occur is 10 o'clock AM and the sale shall occur no later than three hours thereafter.

PLACE OF SALE OF PROPERTY:

DESIGNATED AREA:  
Entrance of the Courthouse

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, DWIGHT HAMILTON, as Trustee, will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

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On this the TUESDAY, APRIL 10, 2018

*Dwight Hamilton*  
\_\_\_\_\_  
DWIGHT HAMILTON, Trustee

STATE OF TEXAS §  
COUNTY OF CALDWELL §

This instrument was acknowledged before me on the TUESDAY, APRIL 10, 2018, by DWIGHT HAMILTON.

For more information contact:  
DWIGHT HAMILTON  
P O Box 17547  
Austin, Texas 78760-7547  
(512) 389-2027

*Jennifer Lee Scharf*  
\_\_\_\_\_  
Notary Public, State of Texas  
Notary's Name: JENNIFER L. SCHARF  
My Commission Expires 9/17/2018



**FILED**  
**APR 10 2018**  
Rose Pietsch  
Bastrop County Clerk  
3:09 pm

**NOTICE OF TRUSTEE'S SALE**

STATE OF TEXAS §  
COUNTY OF BASTROP §

DATE: TUESDAY, APRIL 10, 2018  
DEED OF TRUST:  
DATE: JULY 15, 2011  
GRANTOR: FLORES VIRIDIANA AND TORRES, ELOY M.  
BENEFICIARY: AUS-TEX PARTS & SERVICE, LTD.  
RECORDED IN: VOL 20111166 PAGE REAL PROPERTY RECORDS  
BASTROP COUNTY, TEXAS  
TRUSTEE: DWIGHT HAMILTON

PROPERTY:  
Lot 75,76,77, Block , Section , ALUM CREEK ESTATES, a subdivision in Bastrop County, Texas, according to the map or plat of record in Volume 2 Page 244B, Plat Records of Bastrop County, Texas, and the 1996 AMERICAN HOMESTAR 16 X 76 Manufactured Home, Serial # AH01963895, attached thereto including all appliances and accessories.

DATE OF SALE OF PROPERTY: MAY 1, 2018

TIME OF SALE: The **earliest time** at which the sale will occur is **10 o'clock AM** and the sale shall occur **no later than three hours** thereafter.

PLACE OF SALE OF PROPERTY:

DESIGNATED AREA:  
Entrance of the Courthouse

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, DWIGHT HAMILTON, as Trustee, will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

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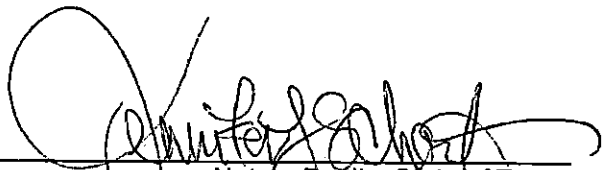
On this the TUESDAY, APRIL 10, 2018

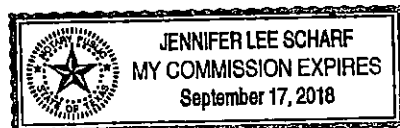
  
DWIGHT HAMILTON, Trustee

STATE OF TEXAS §  
COUNTY OF CALDWELL §

This instrument was acknowledged before me on the TUESDAY, APRIL 10, 2018, by DWIGHT HAMILTON.

For more information contact:  
DWIGHT HAMILTON  
P O Box 17547  
Austin, Texas 78760-7547  
(512) 389-2027

  
Notary Public, State of Texas  
Notary's Name: JENNIFER L. SCHARF  
My Commission Expires 9/17/2018.



**FILED**  
**APR 10 2018**  
Rose Pietsch  
Bastrop County Clerk  
3:09 pm

**NOTICE OF TRUSTEE'S SALE**

STATE OF TEXAS §  
COUNTY OF BASTROP §

DATE: TUESDAY, APRIL 10, 2018  
DEED OF TRUST:  
DATE: JANUARY 19, 2012  
GRANTOR: MENDOZA, TRINIDAD  
BENEFICIARY: AUS-TEX PARTS & SERVICE, LTD.  
RECORDED IN: VOL 2144 PAGE 610-616 REAL PROPERTY RECORDS  
BASTROP COUNTY, TEXAS  
TRUSTEE: DWIGHT HAMILTON

PROPERTY:  
Lot 98, Block , Section 02, ARTESIAN OAKS, a subdivision in Bastrop County, Texas, according to the map or plat of record in Volume Page , Plat Records of Bastrop County, Texas, and the 2008 FLEETWOOD/EAGLE 16 x 76 Manufactured Home, Serial # TXFL812A00365-EG11, attached thereto including all appliances and accessories.

DATE OF SALE OF PROPERTY: MAY 1, 2018

TIME OF SALE: The earliest time at which the sale will occur is 10 o'clock AM and the sale shall occur no later than three hours thereafter.

PLACE OF SALE OF PROPERTY:

DESIGNATED AREA:  
Entrance of the Courthouse

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, DWIGHT HAMILTON, as Trustee, will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The Property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

On this the TUESDAY, APRIL 10, 2018

*Dwight Hamilton*  
DWIGHT HAMILTON, Trustee

STATE OF TEXAS §  
COUNTY OF CALDWELL §

This instrument was acknowledged before me on the TUESDAY, APRIL 10, 2018, by DWIGHT HAMILTON.

For more information contact:  
DWIGHT HAMILTON  
P O Box 17547  
Austin, Texas 78760-7547  
(512) 389-2027

*Jennifer L. Scharf*  
Notary Public, State of Texas  
Notary's Name: JENNIFER L. SCHARF  
My Commission Expires 9/17/2018



FILED  
APR 10 2018  
Rose Pietsch  
Bastrop County Clerk  
3:09 PM

Notice of Trustee's Sale

18

Date: April 10, 2018

Trustee: Clay E. Morgan

Lender: 21 - Cedar Creek, LLC

Note: Real Estate Lien Note dated 7/28/2017, 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 7/28/2017, executed by Juan D. Garcia Alejandre & Angeles G. Esquivel Amaro to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 201711826 of the Official Public Records of Bastrop County, Texas

Property: Lot 13, Block B, Cedar Creek Estates, Bastrop County, Texas

Date of Sale (first Tuesday of month): May 1<sup>st</sup>, 2018

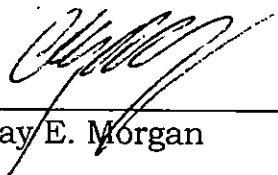
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

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**  
**APR 10 2018**  
Rose Pietsch  
Bastrop County Clerk  
3:37pm