

Notice of Foreclosure Sale

1. *Property to Be Sold.* The property to be sold is described as follows:
LOT THREE (3), BLOCK ONE (1), MEADOW VIEW ESTATES, A SUBDIVISION OF A CALLED 134.6506 ACRES OF LAND LOCATED IN THE H.& T.C.R.R COMPANY SURVEY, SECTION 161, ABSTRACT 205 in Austin County, Texas, according to the map and plat filed for record in the office of the County Clerk of Austin County, Texas, in Volume 1, Page 249-252 of the Plat Records as shown on Revised Map and Replat filed for record in the office of the County Clerk of Austin County, Texas, in Volume 1, Pages 285-288 of the Plat records to include but not limited to one 1997 Buccaneer multi section manufactured home Serial No. ALBUS26126AB located at 1955 Lauren Lane, Sealy, Texas 77474.

2. *Instrument to be foreclosed.* The instrument to be foreclosed is the deed of trust recorded in File No. 062815 of the real property records of Austin County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, February 6, 2018

Time: The sale will begin no earlier than 11:00 A. M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Austin County Courthouse in Bellville, Texas, at the following location: 1 E. Main St., Bellville, Texas in the place designated by County officials for such purpose.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective

FILED

18 JAN -9 PM 1:49

Carrie Meyer

COUNTY CLERK
AUSTIN COUNTY, TEXAS

2018-01

bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

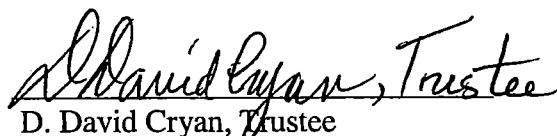
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement and/or financing statement executed by Raymond V. Longoria and Irma A. Longoria and Mindy Corporation.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtedness's and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$60,777.54 executed by Raymond V. Longoria and Irma A. Longoria and payable to the order of Mindy Corporation.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

Dated: December 20, 2017

Handwritten signature of D. David Cryan in cursive, with the word "Trustee" written at the end of the signature.

D. David Cryan, Trustee
Attorney for Mindy Corporation
State Bar No.: 05197000
P. O. Box 790
Sealy, TX 77474

cc. Rob Lyne
Mindy Corporation

Certified Mail No. 7016 0910 0001 1707 5272
Return Receipt Requested

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 OR 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 08/14/2008 and recorded in Document 084534 real property records of Austin County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 02/06/2018

Time: 01:00 PM

Place: Austin County Courthouse, Texas at the following location: INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by DAVID WILLIAM JOHNSON, provides that it secures the payment of the indebtedness in the original principal amount of \$273,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BRANCH BANKING AND TRUST COMPANY is the current mortgagee of the note and deed of trust and BRANCH BANKING AND TRUST COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is BRANCH BANKING AND TRUST COMPANY c/o BRANCH BANKING AND TRUST COMPANY, P. O. BOX 2467, GREENVILLE, SC 29602 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. BRANCH BANKING AND TRUST COMPANY obtained a Order from the Clerk, US District Court, Southern District on 04/18/2017 under Cause No. 4:16-cv-00748. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint MEGAN L. RANDLE AKA MEGAN L. RANDLE-BENDER OR EBBIE MURPHY, 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



MEGAN L. RANDLE AKA MEGAN L. RANDLE-BENDER OR EBBIE MURPHY

c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

FILED

10 JAN 12 PM 2:25

Carrie Bregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

Certificate of Posting

I am Ebbie Murphy 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 01/12/18 I filed this Notice of Foreclosure Sale at the office of the Austin County Clerk and caused it to be posted at the location directed by the Austin County Commissioners Court.

2018-02



TRANSCONTINENTAL TITLE

Page 11 of 12

Commitment for Title Insurance - No 10-01093120

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 2 008 ACRES OF LAND, MORE OR LESS, IN THE JOHN NICHOLS LEAGUE, ABSTRACT 73, AUSTIN COUNTY, TEXAS, SAME BEING ALL THAT CERTAIN CALLED 2 006 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 365, PAGE 332 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAID 2 008 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT

BEGINNING AT A 1 INCH IRON PIPE FOUND FOR CORNER, SAME BEING IN THE COMMON SOUTHWESTERLY MARGIN OF EAST NICHOLS STREET (WIDTH VARIES), SAME BEING THE COMMON NORTHEASTERLY CORNER OF THAT CERTAIN CALLED 1 003 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 745, PAGE 259 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, AND SAME BEING THE POINT OF BEGINNING AND NORTHWESTERLY CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, WITH SAID COMMON SOUTHWESTERLY MARGIN AND SAID COMMON LINE, SOUTH 63 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 309 96 FEET (CALLED SOUTH 63 DEGREES 00 MINUTES 00 SECONDS EAST, 310 00 FEET) (BASIS OF BEARINGS) TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE COMMON NORTHWESTERLY CORNER OF THAT CERTAIN CALLED 0 972 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 9, PAGE 279 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, AND SAME BEING THE NORTHEASTERLY CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, WITH SAID COMMON LINE, SOUTH 24 DEGREES 59 MINUTES 22 SECONDS WEST, A DISTANCE OF 282 36 FEET (CALLED SOUTH DEGREES 00 MINUTES WEST, 252 00 FEET) TO A 1/2 INCH IRON ROD SET FOR CORNER, SAME BEING THE COMMON SOUTHWESTERLY CORNER OF SAID CALLED 0 972 ACRE PARCEL SAME BEING IN THE COMMON NORTHEASTERLY LINE OF THAT CERTAIN CALLED 0 9355 ACRE PARCEL AS RECORDED IN VOLUME 731, PAGE 900 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, AND SAME BEING THE SOUTHEASTERLY CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, WITH SAID COMMON LINE, NORTH 63 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 309 96 FEET (CALLED NORTH 63 DEGREES 00 MINUTES 00 SECONDS WEST, 310 00 FEET) TO A 1 INCH IRON PIPE FOUND FOR CORNER, SAME BEING IN THE COMMON NORTHEASTERLY LINE OF THAT CERTAIN CALLED 0 605 ACRE PARCEL AS DESCRIBED BY DEED RECORDED IN VOLUME 795, PAGE 565 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, SAME BEING THE COMMON SOUTHEASTERLY CORNER OF SAID CALLED 1 003 ACRE PARCEL, AND SAME BEING A SOUTHWESTERLY CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, WITH SAID COMMON LINE, NORTH 24 DEGREE 59 MINUTES 22 SECONDS EAST, A DISTANCE OF 282 36 FEET (CALLED NORTH 25 DEGREE 00 MINUTES 00 SECONDS EAST 282 00 FEET) TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AND CONTAINING 2 008 ACRES OF LAND, MORE OR LESS

FILED

08 AUG 25 PM 2: 11

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

CS4534

STATE OF TEXAS

COUNTY CLERK

I certify that this instrument was filed on the date & time stamped by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS



Carrie Gregor
Carrie Gregor, County Clerk
Austin County, Texas

16

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: February 06, 2018

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

Place: FOYER OF THE AUSTIN 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 July 13, 2006 and recorded in Document CLERK'S FILE NO. 064877 real property records of AUSTIN County, Texas, with FRANCES M. FRISCH, grantor(s) and HOME123 CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by FRANCES M. FRISCH, securing the payment of the indebtednesses in the original principal amount of \$93,200.00, 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., AS TRUSTEE, FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NC4 ASSET-BACKED PASS-THROUGH CERTIFICATES 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD SUITE 200-A
ANAHEIM, CA 92806

Megan L. Randle

MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK
Substitute Trustee

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

My name is *Megan L. Randle*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on *01/12/18* I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

Certificate of Posting

MRS
Declarant's Name: *Megan L. Randle*
Date: *01/12/18*

FILED
18 JAN 12 PM 2:25
Carrie Dwyer
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2018-03



EXHIBIT "A"

LOT TWO (2), IN BRANDYWILDE SUBDIVISION, A SUBDIVISION TO THE CITY OF SEALY, AUSTIN COUNTY, TEXAS, OF 5.6189 ACRES OUT OF LOT SEVEN (7), BLOCK THIRTY-SIX (36) SEALY SUBDIVISION, SAN FELIPE DE AUSTIN TOWN TRACT, AUSTIN COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE(S) 77-78, PLAT RECORDS OF AUSTIN COUNTY, TEXAS.



NOS0000006308985