

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: July 02, 2019

Time: The sale will begin at 1:00 PM 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 October 07, 2009 and recorded in Document CLERK'S FILE NO. 094769 real property records of AUSTIN County, Texas, with GERHARDT H. ROENNE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GERHARDT H. ROENNE, securing the payment of the indebtednesses in the original principal amount of \$136,482.00, 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

FILED

2019 MAY -3 AM 9:49

Carrie Dregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS



JHP 19-014

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, EBBIE MURPHY MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.


Megan L. Randle

Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the AUSTIN County Clerk and caused to be posted at the AUSTIN County courthouse this notice of sale.

Declarants Name: _____

Date: _____

231 ELIZABETH LANE
SEALY, TX 77474

00000006969182

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AUSTIN

EXHIBIT "A"

LOT NO, SIX (6), VICTORIAN COTTAGES, CITY OF SEALY, AUSTIN COUNTY, TEXAS, ACCORDING TO FINAL PARTIAL RE-PLAT OF SUBDIVISION OF VICTORIAN COTTAGES, A SUBDIVISION OF 1.5137 ACRES, BEING A RE-PLAT OF THE UNRESTRICTED RESERVE "A" OF VICTORIAN COTTAGES, RECORDED IN VOLUME 1, PAGES 327-328, PLAT RECORDS OF AUSTIN COUNTY, TEXAS

Notice of Substitute Trustee's Sale

Date: May 14th, 2019

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated December 6, 2012 in the original principal amount of \$250,086.00

Deed of Trust

Date: December 6, 2012
Grantor: Kris T. Anenberg and Mark G. Anenberg
Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services
Recording information: Clerk's File No. 126082, of the Official Public Records of Real Property of Austin County, Texas
Property: 13.021 ACRES, MORE OR LESS, OUT OF THE STEPHEN F. AUSTIN FOUR LEAGUE, A-4, AND BEING THE SAME LAND DESCRIBED IN THAT CERTAIN DEED DATED JUNE 10, 1996, FROM PEGGY BRILL CHANDLER TO RANDY KLAUSMEYER, ET UX, RECORDED IN VOLUME 755, PAGE 309, OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.

Substitute Trustee's Name: Brent A. Lane, Megan Randle, Debby Jurasek, or Ebbie Murphy, any to act
Substitute Trustee's Address: 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)

County: Austin
Date of Sale (first Tuesday of month): July 2, 2019
Time of Sale: 1:00 p.m. - 4:00 p.m.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Brent A. Lane, Megan Randle, Debby Jurasek, or Ebbie Murphy, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute 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". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

By: Megan Randle
Brent A. Lane, Megan Randle, Debby Jurasek, or Ebbie Murphy, any to act

FILED
2019 MAY 14 PM 1:55

Law Office of Beard & Lane, P.C. - (281) 897-8848

Carrie Gregor
COUNTY CLERK
AUSTIN COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF AUSTIN

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NOTICE OF FORECLOSURE SALE

Purchase Money Deed of Trust ("Deed of Trust")

Dated: January 20, 2005

Grantor(s): John L. Johnson & Yvonne Johnson

Trustee: Everett L. Anschutz, Jr.

Lender: Option One Mortgage Corporation

Recorded in: Instrument Number 060222 of the Real Property
Records of Austin County, Texas

Secures: Note ("Note") in the original principal amount of
\$26,500.00 executed by Grantor(s) and payable to
the order of Lender and all other indebtedness of
Grantor(s) to Lender

Property: The real property and improvements described in
the attached Exhibit A

Assignment: The Note and the liens and security interests of
the Deed of Trust were transferred and assigned
to 20 CAP FUND I, LLC ("Beneficiary") by an
instrument dated June 22, 2015

Substitute Trustee: Megan Randle or Ebbie Murphy

Substitute Trustee's
Street Address: c/o DWaldmanlaw, P.A.
3418 Highway 6 South, Suite B#345
Houston, TX 77082

Mortgage Servicer: FCI Lender Services, Inc.

Mortgage Servicer's
Address: PO Box 27370, Anaheim, CA 92809-0112

19-020

Foreclosure Sale:

Date: Tuesday, July 2, 2019

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 1:00pm- 4:00pm local time.

Place: Inside the foyer of the Austin County Courthouse or as designated by the county commissioner's office.

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 20 CAP FUND I, LLC's bid may be by credit against the 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, 20 CAP FUND I, LLC, 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 hereby given of 20 CAP FUND I, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

FCI Lender Services, Inc. is representing 20 CAP FUND I, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of 20 CAP FUND I, LLC and FCI Lender Services, Inc. are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

19-020

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

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. 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. 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 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 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 the Substitute Trustee.

Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

By: Megan L. Randle
megan l. Randle Substitute

Trustee

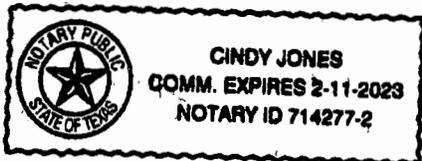
STATE OF TEXAS

COUNTY OF ~~AUSTIN~~ WALLER

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MEGAN L. RANDLE

This instrument was acknowledged before me by JANE on JUNE 10, 2019



Notary Public, State of Texas
Commission Expires: 02-11-2023
Printed Name: CINDY JONES

19-020

Exhibit A: Property Description

ALL THAT CERTAIN 0.5008 ACRE TRACT SITUATED IN THE SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT NO. 4, AUSTIN COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED TO BRUCE M. VIERECK AND WIFE GRACE VIERECK BY DEED RECORDED IN VOLUME 163, PAGE 628 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, AND BEING THE 3RD TRACT DESCRIBED IN DEED FROM C. A. LAY TO LEONA PEARL VIERECK, DATED FEBRUARY 18TH, 1942, AND RECORDED IN VOLUME 134, PAGE 489-91 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS: SAID 0.5008 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT AN IRON ROD FOUND IN THE WEST LINE OF NORTH FOWLKES STREET (60' WIDE) AT ITS INTERSECTION WITH THE NORTH LINE OF NORTH SECOND STREET (60' WIDE), FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 79°02'00" WEST ALONG THE NORTH LINE OF NORTH SECOND STREET, A DISTANCE OF 160.30 FEET (CALL 160.0') TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 09°49'44" WEST, A DISTANCE OF 136.21 FEET (CALL 136.125') TO AN IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 79°03'49" EAST, A DISTANCE OF 160.18 FEET (CALL 160.0') TO AN IRON ROD SET IN THE WEST LINE OF NORTH FOWLKES STREET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 09°52'47" EAST ALONG THE WEST LINE OF NORTH FOWLKES STREET, A DISTANCE OF 136.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5008 ACRE OF LAND.

PROPERTY ADDRESS: 304 N FOWLKES STREET, SEALY, TX 77474

FILED

2019 JUN 10 AM 11:04

Carrie Gregor

COUNTY CLERK
AUSTIN COUNTY, TEXAS

19-020