

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567

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TS#: 18-20300

### **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 7/31/2008, Mariana Olvera, a single person, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Scott R. Valby, as Trustee, Mortgage Electronic Registration Systems, Inc., as solely nominee for Home Financing Unlimited, Inc. d/b/a Mission Mortgage of Texas, Inc., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$116,437.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as solely nominee for Home Financing Unlimited, Inc. d/b/a Mission Mortgage of Texas, Inc., which Deed of Trust is Recorded on 8/5/2008 as Volume 084175, Book , Page , in Austin County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**All that certain tract or parcel of land situated in the City of Sealy, Austin County, Texas, in the San Felipe de Austin Town Tract, Abstract No. 5, and being part of a certain tract of land described in a Deed from Eugene Gajewski and wife, Mary Lou Gajewski to Joe C. Zapalac and wife, Doris Marie Zapalac and recorded in Volume 384, Page 495-498 of the Deed Records of Austin County, Texas. And being more particularly described as follows:**

**Beginning at a 1/2 inch iron pin found at the Northwest corner of the said Zapalac tract of land in the East line of the Newton Hegemeyer and wife, Elizabeth Ann Hegemeyer, 17,450 square feet tract of land, recorded in Volume 330, Page 415 of the Deed Records of Austin County, Texas. This point also being the Southwest corner of Lot 68 of the Carolyn Meadows Addition, recorded in Volume 256, Page 424-434 of the Deed Records of Austin County, Texas;**

**Thence, with the common line between the Zapalac tract of land and Lot 68, North 79°22'00" East for 118.19 feet to a 1/2 inch iron pin found at the Northeast corner of Zapalac tract of land and the Southeast corner of Lot 68 in the West line of North Fowlkes Street;**

**Thence, with the West line of North Fowlkes Street, South 10°29'41" East for 60.00 feet to a 1/2 inch iron pin set for the Southwest corner of this 0.163 acre tract of land;**

**Thence, across the said Zapalac tract of land, South 79°22'00" West for 118.19 feet to a 1/2 inch iron pin set for the Southwest corner of this 0.163 acre tract of and in the East line of the said Hegemeyer tract of land;**



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**Thence, with the common line between the Zapalac and Hegemeyer tracts of land, North 10°29'41" West for 60.00 feet to the place of beginning and containing 0.163 acre of land.**

**The bearings recited herein are based on the North line of the Zapalac tract of land.**

Commonly known as: **614 FOWLKES ST, SEALY, TX 77474**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Megan L. Randle, Ebbie Murphy, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Megan Randle, Ebbie Murphy**

or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **3/5/2019 at 1:00 PM**, or no later than three (3) hours after such time, in **Austin** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FOYER OF THE AUSTIN COUNTY COURTHOUSE Austin County Courthouse, One East Main, Bellville, TX 77418**

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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**

2018-77

**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.**

**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.**

WITNESS, my hand this 12/26/2018

*Megan L. Randle*

By: Substitute Trustee(s)

Megan L. Randle, Ebbie Murphy, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Megan Randle, Ebbie Murphy

C/O Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE  
USED FOR THAT PURPOSE.***

FILED

18 DEC 28 PM 10:46

*Courtney Meyer*  
COUNTY CLERK

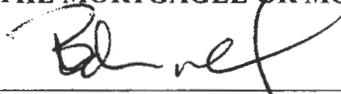
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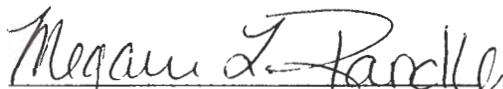
## NOTICE OF FORECLOSURE SALE

**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 11/16/2004 and recorded in Document 047557 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: 03/05/2019  
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 WILLIAM A. MCBEE AND LE NORA MCBEE, provides that it secures the payment of the indebtedness in the original principal amount of \$102,000.00, 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 for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS1 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 U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS1 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.** U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS1 obtained a Order from the 155th District Court of Austin County on 01/08/2019 under Cause No. 2018V-0079. 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  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, 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

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



LEGAL DESCRIPTION

TRACT 6:

BEING A 5.007 ACRE TRACT OF LAND OUT OF A CALLED 258.064 ACRE TRACT OF LAND IN THE H. & T.C. RAILROAD COMPANY SURVEY, SECTION 217, A-236, THE CHARLES BRAST SURVEY, A-414 AND THE HERMAN KERSTEN SURVEY, A-332, AUSTIN COUNTY, TEXAS, AND BEING COMPOSED OF ALL OF THE CALLED 211.7634 ACRE TRACT DESIGNATED AS THE FIRST TRACT, ALL OF THE CALLED 38.8449 ACRE TRACT DESIGNATED AS THE SECOND TRACT AND ALL OF THE CALLED 4.5299 ACRE TRACT DESIGNATED AS THE THIRD TRACT AND DESCRIBED IN A DEED TO FRED J. RAIBLE, JR. TRUSTEE AS RECORDED IN VOLUME 575, PAGE 595 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 5/8 INCH IRON ROD IN THE NORTH RIGHT-OF WAY LINE OF INTERSTATE HIGHWAY 10 (340.00 FEET WIDE), AND BEING THE SOUTHWEST CORNER OF THE RESIDUE OF THE CALLED 200 ACRE TRACT DESIGNATED AS THE FIRST TRACT IN A DEED TO DELMER TIPP AS RECORDED IN VOLUME 265, PAGE 159 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS AND BEING THE SOUTHEAST CORNER OF THE CALLED 211.7634 ACRE TRACT;

THENCE SOUTH 78 DEGREES 07 MINUTES 11 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID INTERSTATE HIGHWAY 10, A DISTANCE OF 1,491.90 FEET TO A FOUND 5/8 INCH IRON ROD IN THE WESTERLY RIGHT-OF-WAY LINE OF SCHULTZ ROAD (60.00 FEET WIDE) FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 78 DEGREES 07 MINUTES 11 SECONDS WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID INTERSTATE HIGHWAY 10, A DISTANCE OF 279.18 FEET TO A FOUND 5/8 INCH IRON ROD IN THE NORTHEAST GRADIENT BOUNDARY LINE OF THE SAN BERNARD RIVER;

THENCE FOLLOWING THE NORTHEAST GRADIENT BOUNDARY LINE OF THE SAN BERNARD RIVER THE FOLLOWING COURSES AND DISTANCES;

NORTH 27 DEGREES 03 MINUTES 12 SECONDS WEST, A DISTANCE OF 105.93 FEET;  
NORTH 11 DEGREES 28 MINUTES 03 SECONDS WEST, A DISTANCE OF 86.40 FEET;  
NORTH 28 DEGREES 16 MINUTES 41 SECONDS WEST, A DISTANCE OF 194.54 FEET;  
NORTH 50 DEGREES 22 MINUTES 48 SECONDS WEST, A DISTANCE OF 122.42 FEET;  
NORTH 50 DEGREES 13MINUTES 57 SECONDS WEST, A DISTANCE OF 78.37 FEET;  
NORTH 42 DEGREES 21 MINUTES 16 SECONDS WEST, A DISTANCE OF 66.98 FEET;  
NORTH 16 DEGREES 12 MINUTES 05 SECONDS WEST, A DISTANCE OF 52.58 FEET;  
NORTH 49 DEGREES 29 MINUTES 47 SECONDS WEST, A DISTANCE OF 75.95 FEET;  
NORTH 40 DEGREES 36 MINUTES 14 SECONDS WEST, A DISTANCE OF 5.73 FEET TO A FOUND 5/8 INCH IRON ROD FOR CORNER;

THENCE NORTH 53 DEGREES 07 MINUTES 38 SECONDS EAST, LEAVING THE NORTHEAST GRADIENT BOUNDARY LINE OF THE SAN BERNARD RIVER, A DISTANCE OF 278.20 FEET TO A SET 5/8 INCH IRON ROD IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SCHULTZ ROAD;

THENCE SOUTH 36 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SCHULTZ ROAD, A DISTANCE OF 763.87 FEET TO A FOUND 5/8 INCH IRON ROD FOR CORNER;

THENCE SOUTH 11 DEGREES 52 MINUTES 44 SECONDS EAST, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SCHULTZ ROAD, A DISTANCE OF 132.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.007 ACRES OF LAND.

EXHIBIT "A"

STATE OF TEXAS

COUNTY OF AUSTIN

FILED

ON NOV 24 AM 8:31

*Carrie Gregor*

COUNTY CLERK

I certify that this instrument was filed on the date and 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

047557

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FILED

2019 JAN 24 PM 1:13

*Carrie Gregor*  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

AUSTIN County  
Deed of Trust Dated: March 27, 2009  
Amount: \$68,627.00  
Grantor(s): LATONIA DAVIS

Original Mortgagee: CORNERSTONE MORTGAGE COMPANY  
Current Mortgagee: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

Recording information: Document No. 091545

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Date of Sale: March 5, 2019 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 AUSTIN 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.

EBBIE MURPHY OR KRISTIE ALVAREZ, KATHLEEN ADKINS, AMY BOWMAN, EVAN PRESS, REID RUPLE, CATRENA WARD, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, VANESSA MCHANEY OR MEGAN RANDLE 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.

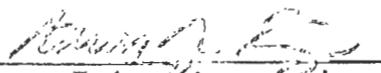
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

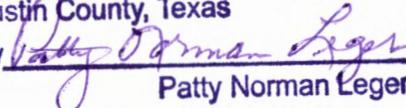
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member 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 or 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.

  
Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2018-001962

  
EBBIE MURPHY OR KRISTIE ALVAREZ, KATHLEEN ADKINS, AMY BOWMAN, EVAN PRESS, REID RUPLE, CATRENA WARD, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, VANESSA MCHANEY OR MEGAN RANDLE  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

**A CERTIFIED COPY**  
Attest: FEB 11 2019  
**CARRIE GREGOR, County Clerk**  
**Austin County, Texas**  
By   
**Patty Norman Leger**

19-004

EXHIBIT A

STATE OF TEXAS

COUNTY OF AUSTIN

Land Description  
0.313 Acres

**BEING** a tract or parcel containing 0.313 acres of land situated in the San Felipe De Austin Town Tract, Abstract No. 5, City of Sealy, Austin County, Texas and being the remaining part or portion of that same land described in Deed dated January 31, 1928 from Pat Holiday, et ux to R.K. Holiday, recorded in Volume 77, Page 174, Austin County Deed Records. Said 0.313 acre tract being described more particularly by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod set for the Southwest corner of the original Holiday tract and the Southwest corner of the herein described 0.313 acre tract, located on the Easterly right of way line of Cleveland Street (width varies), said iron rod also being on the North line of the Lot 1 in Block 1 of the Scranton Oaks Subdivision as recorded in Volume 2, Page 38, Austin County Plat Records;

**THENCE** along the West line of the original Holiday tract, which is also along the Easterly line of Cleveland Street, N 11° 30' 00" W a distance of 113.89 feet to a 1/2" iron rod set where said line intersects the Southerly line of Andrews Street and being the Northwest corner of said original tract and the herein described tract;

**THENCE** along the Southerly line of Andrews Street, N 78° 12' 08" E a distance of 116.29 feet to a point in an existing chain-link fence for the Northeast corner of the herein described tract and being on the Westerly line of a 0.187 acre tract conveyed to Lance Anderson by deed recorded in File No. 922942, Official Records and from said point a 1/2" iron rod found for the Northwest corner of said Anderson tract bears N 11° 30' 00" W a distance of 2.36 feet;

**THENCE** following said chain-link fence along the Westerly line of the Anderson 0.187 acre tract, S 11° 30' 00" E (Basis of Bearings - Record Adjoining Deed Call) a distance of 120.96 feet to a 1/2" pipe found for the Southwest corner of the Anderson tract and being the Southeast corner of the herein described tract, also being on the Northerly line of Lot 2 in Block 1 of said Scranton Oaks Subdivision;

**THENCE** along the Northerly line of said Scranton Oaks Subdivision, the following calls:

- S 81° 30' 08" W a distance of 46.82 feet to a 1/2" iron rod found for the Northwest corner of Lot 2 and the Northeast corner of Lot 1, and
- S 81° 48' 00" W a distance of 69.55 feet to the **POINT OF BEGINNING**, containing 0.313 acres of land.

A CERTIFIED COPY  
 Attest: FEB 11 2019  
 CARRIE GREGOR, County Clerk  
 Austin County, Texas  
 By Patty Norman Leger  
 Patty Norman Leger

19-004

STATE OF TEXAS

COUNTY OF AUSTIN

Before me, the undersigned authority, on this 11<sup>th</sup> day of February, personally appeared Megan Randle, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

*Evon Martinez*

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2018-001962



Instrument # 190548  
2/11/2019 11:31 AM

STATE OF TEXAS

COUNTY OF AUSTIN

I certify that this instrument was filed on the date and time stamped by me and was recorded in the Official Public Records of Austin County, Texas.

Carrie Gregor, County Clerk  
Austin County, Texas

By: *Patty Norman Eger*

**FILED**

2019 FEB 11 AM 11:39

*Carrie Gregor*  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

A CERTIFIED COPY

Attest: FEB 11 2019  
CARRIE GREGOR, County Clerk  
Austin County, Texas

By: *Patty Norman Eger*  
Patty Norman Eger

19-008