

**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: April 07, 2020

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

Place: FIRST FLOOR MEETING ROOM, 301 JACKSON STREET,, RICHMOND, TEXAS 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 25, 2015 and recorded in Document CLERK'S FILE NO. 153966 real property records of AUSTIN County, Texas, with ARETHA L DIXON AND FREDERICK L DIXON, JR., grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ARETHA L DIXON AND FREDERICK L DIXON, JR., securing the payment of the indebtednesses in the original principal amount of \$104,500.00, 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.

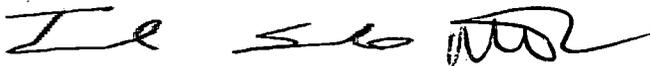
**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer 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



**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 REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, RENEE SPEIGHT, JULIAN PERRINE, AMY OIAN, CATRENA WARD, MATTHEW HANSEN, MARYNA DANIELIAN, DANA DENNEN, 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.



Israel Saucedo

Certificate of Posting

My name is Meghan L. Randle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 02/27/20 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: Meghan L. Randle

Date: 02/27/20

**EXHIBIT "A"**

TRACT OF LAND CONTAINING, WITHIN THE FOLLOWING CALLS 15,120 SQUARE FEET, 0.3471 ACRE, MORE OR LESS, CONSISTING OF LOTS 2 AND 3 OF WOOD SUBDIVISION, AN UNRECORDED SUBDIVISION, SITUATED IN THE JACOB STEVENS LEAGUE, ABSTRACT NO. 93, AUSTIN COUNTY, TEXAS; DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH PIPE FOUND IN THE NORTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF WOODS LANE (50 FEET WIDE); FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, AND THE SOUTHEAST CORNER OF LOT 1 OF THE AFORESAID WOOD SUBDIVISION;

THENCE NORTH 35° 27' 00" EAST, A DISTANCE OF 105.00 FEET; ALONG THE SOUTHEAST COMMON LINE OF LOT 1, OF SAID WOOD SUBDIVISION; ALSO BEING THE SOUTHEAST COMMON LINE OF A TRACT CALLED 7.560 SQUARE FEET, LAURENT E. COLON, AS RECORDED IN INSTRUMENT NO. 141111, AUSTIN COUNTY DEED RECORDS, A.C.D.R.; AND THE NORTHWEST COMMON LINE OF HEREIN DESCRIBED TRACT; ALSO BEING THE SOUTHEAST COMMON LINE OF LOT 1 OF SAID WOOD SUBDIVISION; TO A 1/2 INCH IRON ROD FOUND; FOR THE NORTHWEST COMMON CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF THE SAID COLON TRACT;

THENCE SOUTH 54° 33' 00" EAST, A DISTANCE OF 144.00 FEET; ALONG THE SOUTHWEST COMMON LINE OF A TRACT, CALLED 4.00 ACRE TRACT CALLED ALFRED BARTMAN AND ALEXANDRIA BARTMAN, AS RECORDED IN VOLUME 735, PAGE 614, A.C.D.R., AND THE NORTHEAST COMMON LINE OF HEREIN DESCRIBED TRACT; ALSO BEING THE NORTHEAST COMMON LINES OF LOTS 2 AND 3 OF SAID SUBDIVISION; TO A 1/2 INCH IRON ROD FOUND; FOR THE NORTHEAST COMMON CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST COMMON CORNER OF LOT 4 OF SAID WOOD SUBDIVISION;

THENCE SOUTH 35° 27' 00" WEST, A DISTANCE OF 105.00 FEET; ALONG THE NORTHWEST COMMON LINE OF A TRACT CALLED 11,133.936 SQUARE FEET, JAMES R. WLECZYK AND BOBBY J. WLECZYK RECORDED IN VOLUME 574, PAGE 463, A.C.D.R.; ALSO BEING THE NORTHWEST COMMON LINE OF LOT 4 OF SAID SUBDIVISION, AND THE SOUTHEAST COMMON LINE OF HEREIN DESCRIBED TRACT; ALSO BEING THE SOUTHEAST COMMON CORNER OF LOT 3 OF SAID SUBDIVISION; FOR THE SOUTHEAST COMMON CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST COMMON CORNER OF LOT 4 OF SAID WOOD SUBDIVISION;

THENCE NORTH 54° 33' 00" WEST (CALLED NORTH 54° 35' 00" WEST), A DISTANCE OF 144.00 FEET; ALONG THE NORTHEAST R.O.W. COMMON LINE OF WOODS LANE, AND THE SOUTHWEST COMMON LINE OF LOT 2, LOT 3, AND THE HEREIN DESCRIBED TRACT; TO POINT OF BEGINNING, AND CONTAINING 0.3471 ACRE, MORE OR LESS.

FILED

2020 FEB 27 AM 9:43

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

**NOTICE OF ACCELERATION AND NOTICE OF 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.**

**DEED OF TRUST INFORMATION:**

**Date:** 04/27/2000  
**Grantor(s):** ALICIA CHINCHILLA AND HUSBAND, LUIS CHINCHILLA  
**Original Mortgagee:** HOME MORTGAGE CONSULTANTS INC. DBA CITYWIDE MORTGAGE CO.  
**Original Principal:** \$58,700.00  
**Recording Information:** Instrument 002873  
**Property County:** Austin  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 112 SOUTH MATTHEWS STREET, BELLVILLE, TX 77418

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** NewRez Mortgage LLC d/b/a Shellpoint Mortgage Servicing  
**Mortgage Servicer:** Shellpoint Mortgage Servicing  
**Current Beneficiary:** NewRez Mortgage LLC d/b/a Shellpoint Mortgage Servicing  
**Mortgage Servicer Address:** 55 Beattie Place, Suite 110, Greenville, SC 29601

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of April, 2020  
**Time of Sale:** 01:00PM or within three hours thereafter.  
**Place of Sale:** AT THE FOYER OF THE AUSTIN COUNTY COURTHOUSE in Austin County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Austin County Commissioner's Court.

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 Reid Ruple, Kathleen Adkins, Evan Press, Mariel Marroquin, Amy Bowman, Cary Corenblum, Joshua Sanders, Kristopher Holub, Julian Perrine, Megan Randle, Ebbie Murphy, Michael Burns, Bradley Conway, Tori 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. Reid Ruple, Kathleen Adkins, Evan Press, Mariel Marroquin, Amy Bowman, Cary Corenblum, Joshua Sanders, Kristopher Holub, Julian Perrine, Megan Randle, Ebbie Murphy, Michael Burns, Bradley Conway, Tori 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.

**Substitute Trustee(s):** Reid Ruple, Kathleen Adkins, Evan Press, Mariel Marroquin, Amy Bowman, Cary Corenblum, Joshua Sanders, Kristopher Holub, Julian Perrine, Megan Randle, Ebbie Murphy, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

2020-006

Certificate of Posting

I am Megan L. Randle whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 03/06/2020 I filed and / or recorded 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.

By: Megan L. Randle

Exhibit "A"

BEING 7300 SQUARE FEET OF LAND, A PART OF THE CITY OF BELLVILLE, ALSO BEING A PART OF THE JOHN NICHOLS SURVEY, ABSTRACT 73 OF AUSTIN COUNTY, TEXAS, AND BEING THAT SAME TRACT AS CONVEYED TO R. A. COWARD, JR. AND WIFE, MILDRED E. COWARD, TRUSTEES UNDER THE COWARD LIVING TRUST AND RONA DELL KENTER AS RECORDED IN VOLUME 731, PAGE 198 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHWEST LINE OF SOUTH MATTHEWS STREET, SAID ROD BEING THE SOUTH CORNER OF A GARY CALASSO TRACT (FILE NO. 98227) AND THE EAST CORNER HEREOF, SAID ROD BEING SOUTH 25 DEG. 22 MIN. 00 SEC. WEST 82.60 FEET FROM A 1/2" IRON ROD FOUND IN THE WEST INTERSECTION OF EAST LUHN STREET AND SOUTH MATTHEWS STREET;

THENCE WITH THE NORTHWEST LINE OF SOUTH MATTHEWS STREET SOUTH 25 DEG. 22 MIN. 00 SEC. WEST 52.02 FEET TO A 1/2" IRON ROD SET FOR THE EAST CORNER OF A WOODLEY LIVING TRUST TRACT (VOLUME 715, PAGE 651) AND FOR THE SOUTH CORNER HEREOF;

THENCE WITH THE NORTHEAST LINE OF THE WOODLEY TRACT NORTH 66 DEG. 18 MIN. 00 SEC. WEST 140.66 FEET TO A 1/2" IRON ROD SET IN THE SOUTHEAST LINE OF A C. W. WAAK TRACT (VOLUME 756, PAGE 51) FOR THE NORTH CORNER OF THE WOODLEY TRACT AND THE WEST CORNER HEREOF;

THENCE WITH THE SOUTHEAST LINE OF THE WAAK TRACT NORTH 25 DEG. 59 MIN. 09 SEC. EAST 52.04 FEET TO A 1/2" IRON ROD SET FOR THE WEST CORNER OF THE CALASSO TRACT AND THE NORTH CORNER HEREOF;

THENCE WITH THE SOUTHWEST LINE OF THE CALASSO TRACT SOUTH 66 DEG. 18 MIN. 00 SEC. EAST 140.10 FEET TO THE PLACE OF BEGINNING, CONTAINING 7300 SQUARE FEET OF LAND.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

FILED

2020 MAR -6 AM 10:14

Carrie Gregor

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2020-006

## Notice of Trustee's Sale

### Deed of Trust

Date: August 18, 2016

Grantor: Teramor Development, LLC

Mortgagee: Gekabi, Ltd.

Recording information: County Clerk's File No. 174700 of the Official Records of Real Property of Austin County, Texas.

Property: The surface estate only, 1.048 acres, more or less, being Lot 26, Block 4, Brazos Country Section 4, a subdivision in Austin County, Texas, being more particularly described in that certain deed dated November 15, 2004 from American Fluorite, Inc. to George H. Bishop, recorded under Clerk's File No. 047474, Official Public Records of Austin County, Texas, to which reference is herein made for a more complete description, and found in Volume 1, Pages 55-57 of the Map Records of Austin County, Texas, and also being the same property described in that certain Limited General Warranty Deed dated October 8, 2014 by George Bishop to Gekabi, Ltd., recorded at Instrument No. 144439 in the Official Public Records of Austin County, Texas.

Property address: 521 Pecan Grove Rd.  
Sealy, TX 77474

**Note:** Original Principal sum of \$695,000.00 executed by Grantor payable to Mortgagee

**County:** Austin County, Texas

**Trustee's Name:** John R. Jones

**Trustee's Address:** 123 N. Post Oak Lane, Suite 400, Houston, Texas 77024-7783

**Date of Sale:** Tuesday, April 7, 2020

**Time of Sale:** 10:00 a.m.

**Place of Sale:** The sale will occur in the first floor of the Austin County Clerk's Office at 1 East Main Street, Bellville, Texas 77418.

Page 1 of 2

John R. Jones is the Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale towards the satisfaction of the Note.

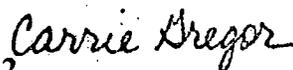
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

  
John R. Jones, Trustee

FILED

2020 MAR 16 AM 11:29

Page 2 of 2

  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

## Notice of Trustee's Sale

### Deed of Trust

Date: August 18, 2016

Grantor: Teramor Development, LLC

Mortgagee: Gekabi, Ltd.

Recording information: County Clerk's File No. 174702 of the Official Records of Real Property of Austin County, Texas.

Property: The surface estate only, 1.136 acres, more or less, being Lot 25, Block 4, Brazos Country Section 4, a subdivision in Austin County, Texas, being more particularly described in that certain deed dated November 15, 2004 from American Fluorite, Inc. to George H. Bishop, recorded under Clerk's File No. 047473, Official Public Records of Austin County, Texas, and also being the same property described in that certain Limited General Warranty Deed dated October 8, 2014 by George Bishop and his wife, Kathy Ann Bishop to Gekabi, Ltd., recorded at Instrument No. 144450 in the Official Public Records of Austin County, Texas.

Property address: 509 Pecan Grove Rd.  
Sealy, TX 77474

**Note:** Original Principal sum of \$695,000.00 executed by Grantor payable to Mortgagee

**County:** Austin County, Texas

**Trustee's Name:** John R. Jones

**Trustee's Address:** 123 N. Post Oak Lane, Suite 400, Houston, Texas 77024-7783

**Date of Sale:** Tuesday, April 7, 2020

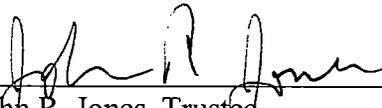
**Time of Sale:** 10:00 a.m.

**Place of Sale:** The sale will occur in the first floor of the Austin County Clerk's Office at 1 East Main Street, Bellville, Texas 77418.

John R. Jones is the Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale towards the satisfaction of the Note.

**Page 1 of 2**

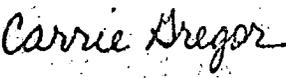
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

  
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John R. Jones, Trustee

Page 2 of 2

1161-93.1 NOTICE OF TRUSTEE'S SALE - 509 PECAN GROVE ROAD

FILED  
2020 MAR 16 AM 11:29

  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2020-008

## Notice of Trustee's Sale

### Deed of Trust

Date: September 22, 2016

Grantor: Teramor Development, LLC

Mortgagee: Gekabi, Ltd.

Recording information: County Clerk's File No. 174706 of the Official Records of Real Property of Austin County, Texas.

Property: The surface estate only, 1.277 acres, more or less, being Lot 15, Block 3, Brazos Country Section 2, a subdivision in Austin County, Texas, being more particularly described in that certain deed dated June 21, 2001 from Austin County Trustee to George H. Bishop, recorded under Clerk's File No. 013592, Official Public Records of Austin County, being the same land described in deed recorded in Volume 452, Page 297 of the Deed Records of Austin County, Texas, and also being the same property described in that certain Limited General Warranty Deed dated October 8, 2014 by George Bishop and Kathy Ann Bishop to Gekabi, Ltd., recorded at Instrument No. 144443 in the Official Public Records of Austin County, Texas.

Property address: 124 River Ridge Rd.  
Sealy, TX 77474

**Note:** Original Principal sum of \$695,000.00 executed by Grantor payable to Mortgagee

**County:** Austin County, Texas

**Trustee's Name:** John R. Jones

**Trustee's Address:** 123 N. Post Oak Lane, Suite 400, Houston, Texas 77024-7783

**Date of Sale:** Tuesday, April 7, 2020

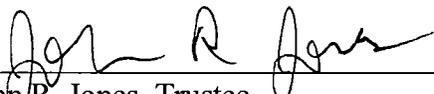
**Time of Sale:** 10:00 a.m.

**Place of Sale:** The sale will occur in the first floor of the Austin County Clerk's Office at 1 East Main Street, Bellville, Texas 77418.

John R. Jones is the Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale towards the satisfaction of the Note.

**Page 1 of 2**

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.

  
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John R. Jones, Trustee

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1161-93.1 NOTICE OF TRUSTEE'S SALE - 124 RIVER RIDGE ROAD

FILED  
2020 MAR 16 AM 11:29

*Carrie Gregor*  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2020-009

## Notice of Trustee's Sale

### Deed of Trust

Date: June 8, 2017

Grantor: Teramor Development, LLC

Mortgagee: Gekabi, Ltd.

Recording information: County Clerk's File No. 174704 of the Official Records of Real Property of Austin County, Texas.

The surface estate only, 1.942 acres, more or less, being Lot 6, Block 5, Brazos Country Subdivision, Section II, a subdivision in Austin County, Texas, according to the plat recorded in Volume 1, Page 25 of the Plat Records of Austin County, Texas, being more particularly described in that certain Warranty Deed dated December 19, 2014, from Lillian H. Smith to Gekabi, Ltd., recorded at Instrument No. 145507 in the Official Public Records of Austin County, Texas.

Property address: 509 Brazos Hill Lane  
Sealy, TX 77474

**Note:** Original Principal sum of \$695,000.00 executed by Grantor payable to Mortgagee

**County:** Austin County, Texas

**Trustee's Name:** John R. Jones

**Trustee's Address:** 123 N. Post Oak Lane, Suite 400, Houston, Texas 77024-7783

**Date of Sale:** Tuesday, April 7, 2020

**Time of Sale:** 10:00 a.m.

**Place of Sale:** The sale will occur in the first floor of the Austin County Clerk's Office at 1 East Main Street, Bellville, Texas 77418.

John R. Jones is the Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale towards 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

**Page 1 of 2**

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.

  
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John R. Jones, Trustee

FILED

2020 MAR 16 AM 11:29

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

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1161-93.1 NOTICE OF TRUSTEE'S SALE -- 509 BRAZOS HILL LANE

2020-0010