

FILED FOR RECORD
WASHINGTON COUNTY, TEXAS
2019 JAN 24 PM 1:58
Book 9, Page 188
WASHINGTON COUNTY CLERK

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 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: ALL THAT TRACT OR PARCEL OF LAND, SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, AND BEING ALL OF LOT 14, BLOCK 3, M.H. SCHOMBURG ADDITION, SECTION 2, AS SHOWN ON A MAP OF SAID ADDITION, RECORDED IN VOLUME 1, PAGE 99, WASHINGTON COUNTY MAP RECORDS, AND BEING THE SAME TRACT OF LAND SOLD AND CONVEYED BY BOETTCHER LUMBER COMPANY OF KILGORE, TEXAS, TO BENJAMIN F. BLANTON AND CAROLYN BLANTON, BY DEED DATED APRIL 19, 1963, RECORDED IN VOLUME 246, PAGE 447, WASHINGTON COUNTY DEED RECORDS, TO WHICH REFERENCE IS HERE HAD AND MADE FOR ALL PERTINENT PURPOSES.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/15/2005 and recorded in Book 1171 Page 188 real property records of Washington County, Texas.

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

Date: 04/02/2019

Time: 01:00 PM

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

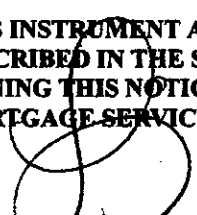
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 LEONA L. LANDGRAF AND LONNIE LANDGRAF, provides that it secures the payment of the indebtedness in the original principal amount of \$202,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust is the current mortgagee of the note and deed of trust and FINANCIAL FREEDOM SENIOR FUNDING CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust c/o FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, 2900 Esperanza Crossing, Austin, TX 78758 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust obtained a Order from the 21st - Washington County District Court of Washington County on 10/11/2018 under Cause No. 36550. 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 PETE FLORES, 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


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

Certificate of Posting

I am Pete Flores 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 1-24-19 I filed this Notice of Foreclosure Sale at the office of the Washington County Clerk and caused it to be posted at the location directed by the Washington County Commissioners Court.



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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: September 25, 2014

Grantor(s): Victor Manuel Donate and spouse Jessica Trinidad Donate

Original Trustee: Gregory S. Graham

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for MB Financial Bank, N.A., successors and assigns

Recording Information: Vol. 1482, Page 0553, or Clerk's File No. 4938, in the Official Public Records of WASHINGTON County, Texas.

Current Mortgagee: MB Financial Bank, N.A

Mortgage Servicer: MB Financial Bank, N.A., whose address is C/O Foreclosure Department 2251 Rombach Avenue Wilmington, OH 45177-1000 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 04/02/2019 Earliest Time Sale Will Begin: 1:00 PM


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.

Legal Description:
BEING A 0.110 ACRE PARCEL OF LAND SITUATED IN WASHINGTON COUNTY, TEXAS, AND BEING OUT OF LOT 2, BLOCK 3 OF POST OAK GROVE ADDITION AS RECORDED IN VOLUME 392, PAGE 607 OF THE DEED RECORDS OF WASHINGTON COUNTY, AND BEING THE SAME PROPERTY AS DESCRIBED IN DEED RECORDED IN VOLUME 1467, PAGE 198 D.R.W.C., WITH THE BASIS OF BEARINGS BEING SAID DEED AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSE

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the WASHINGTON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

For Information:
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200


Pete Florez, Megan L. Randle, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee
c/o Servicelink Default & Distress Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

FILED FOR RECORD
WASHINGTON COUNTY TEXAS
2019 FEB 14 PM 2:55
Beth A. Rothman
WASHINGTON COUNTY CLERK



4685085

EXHIBIT A

Being a 0.110 acre parcel of land situated in Washington County, Texas, and being out of Lot 2, Block 3 of Post Oak Grove Addition as recorded in Volume 392, Page 607 of the Deed Records of Washington County, and being the same property as described in deed recorded in Volume 1467, Page 198 D.R.W.C., with the basis of bearings being said deed, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod set in the northern right of way of Williams Street (unknown R.O.W.) and the eastern right of way of Martin Street (unknown R.O.W.) for the southwest corner of the original Lot 2, and marking the southwest corner of the herein described parcel;

THENCE, North 14° 45' 00" West, a distance of 48.16 feet along the eastern right of way of Martin Street to a 5/8" iron rod set with plastic cap for the southeast corner of that tract being Lot 1 and part of Lot 2, and marking the northwest corner of the herein described parcel;

THENCE, North 74° 44' 16" East, a distance of 99.20 feet along the southern line of that tract being part of Lots 1 and 2 to a 5/8" iron rod set with plastic cap in the western line of Lot 4 for the southeast corner of said tract, and marking the northeast corner of the herein described parcel;

THENCE, South 14° 05' 51" East, a distance of 49.05 feet along the western line of Lot 4 to a 5/8" iron rod set with plastic cap in the northern right of way of Williams Street for the southwest corner of Lot 4, and marking the southeast corner of the herein described parcel;

THENCE, South 75° 15' 00" West, a distance of 98.64 feet along the northern right of way of Williams Street back to the **POINT OF BEGINNING** and containing 0.110 acres.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 12/26/2012
Grantor(s): MAURY ALLEN NELSON A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$124,520.00
Recording Information: Book 1422 Page 0681 Instrument 6371
Property County: Washington
Property:

BEING A 0.275 ACRE PARCEL ALSO KNOWN AS PART OF LOT 1, BLOCK C OF SOUTH PARK SECTION 1 SUBDIVISION, AS RECORDED IN PLAT CABINET 49A OF THE MAP RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING THE SAME LAND AS RECORDED UNDER VOLUME 612, PAGE 547 OF THE DEED RECORDS OF WASHINGTON COUNTY, SAID 0.275 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS WITH THE BASE OF BEARINGS BEING THE CALLED DEED OF THE 0.275 ACRE PARCEL.

BEGINNING AT A 3/8 INCH IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF PROGRESS DRIVE, 60.00 FOOT WIDE, BEING THE NORTHEAST CORNER OF LOT 1 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND FOR THE POINT OF BEGINNING;

THENCE, SOUTH 14 DEGREES 23' 00" EAST, ALONG THE WEST LINE OF PROGRESS DRIVE AND THE EAST LINE OF THE HEREIN DESCRIBED PARCEL, A DISTANCE OF 85.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT AND BEING AN ANGLE POINT OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE, ALONG THE CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, ARC LENGTH OF 23.56 FEET, CHORD BEARING OF SOUTH 30 DEGREES 36' 47" WEST AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF TANGENCY AND BEING AN ANGLE POINT OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE, SOUTH 75 DEGREES 37' 00" WEST, ALONG THE SOUTH LINE OF LYNNE WAY, BEING 50.00 WIDE, A DISTANCE OF 80.17 FEET TO A POINT FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 51 DEGREES 12' 43" EAST, A DISTANCE OF 1.94 FEET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT AND BEING AN ANGLE POINT OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE, ALONG THE CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, ARC LENGTH OF 50.00 FEET, CHORD BEARING OF SOUTH 89 DEGREES 56' 26" WEST AND A CHORD DISTANCE OF 49.48 FEET TO A POINT FROM WHICH A 3/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE, NORTH 14 DEGREES 16' 00" EAST, ALONG THE WEST LINE OF THE HEREIN DESCRIBED PARCEL, A DISTANCE OF 100.00 FEET TO A POINT FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 28 DEGREES 21' 57" EAST, A DISTANCE OF 0.95 FEET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE, NORTH 75 DEGREES 37' 00" EAST, ALONG THE NORTH LINE OF THE SAID LOT 1 AND THE NORTH LINE OF THE HEREIN DESCRIBED PARCEL, A DISTANCE OF 95.16 FEET TO A 3/8 INCH IRON ROD FOUND FOR POINT OF BEGINNING AND CONTAINING 0.275 ACRE.

Reported Address: 2415 LYNNE WAY, BRENHAM, TX 77833

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 2nd day of April, 2019

FILED FOR RECORD
WASHINGTON COUNTY TEXAS
2019 FEB 21 PM 2:30
Brook A. Rothmann
WASHINGTON COUNTY CLERK

Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTH ENTRANCE OF THE COURTHOUSE in Washington County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Washington County Commissioner's Court.
Substitute Trustee(s): Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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 Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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. Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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.

