

MAR 12 2018 11:13am
FILED
MARY LYNN RUSCHE
COUNTY CLERK - Gillespie Co., Texas
By Nona Calvo
Deputy

C&S No. 44-18-0266 / Conventional / Yes
Shellpoint Mortgage Servicing

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: October 08, 2012

Grantor(s): Autumn Holland, a married woman and Brad Holland

Original Trustee: Charles A. Brown, Attorney

Original Mortgagee: JPMorgan Chase Bank, N.A.

Recording Information: Clerk's File No. 20125009, in the Official Public Records of GILLESPIE County, Texas.

Current Mortgagee: New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

Mortgage Servicer: Shellpoint Mortgage Servicing, whose address is C/O 75 Beattie Place, Suite 300, Greenville, SC 29601 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.

Legal Description:

FIELD NOTES OF A SURVEY OF 5.0 ACRES, MORE OR LESS, OF LAND MADE AT THE REQUEST OF MARLAN KLEIN. SAID LAND IS SITUATED IN GILLESPIE COUNTY, TEXAS, BEING PART OF THE F. GRUEN SURVEY NO. 904, ABSTRACT NO. 1444, AND BEING PART OF THAT 59.1 ACRE TRACT DESCRIBED IN A CONVEYANCE TO MARIAN DOEBBLER KLEIN BY WALTER DOEBBLER, ET UX, DATED DECEMBER 9, 1985, FOUND OF RECORD IN VOLUME 171, PAGE 723 OF THE REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS, AS SAID TRACT IS FOUND FENCED, MONUMENTED AND/OR USED ON THE GROUND, AND INCLUDES PART OF A 60 FT. WIDE ROAD EASEMENT AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 04/03/2018 **Earliest Time Sale Will Begin:** 10:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Tom Rossington as Substitute Trustee, Martha Rossington as Successor Substitute Trustee, Juanita Cox as Successor Substitute Trustee, Jimmy Brewer as Successor Substitute Trustee, Stephen Rawlings as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Patricia Sanders as Successor Substitute Trustee, Pamela Thomas as Successor Substitute Trustee, Mary C. (Chris) LaFond as Successor Substitute Trustee, Maryna Danielian as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Deanna Ray as Successor Substitute Trustee, Diasha Perkins as Successor Substitute Trustee, Jason Brewer as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the GILLESPIE 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.

Executed on this the 8th day of March, 2018.

For Information:

"Auction.com
1 Mauchly
Irvine, CA 92618




Nicole M. Bartee, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

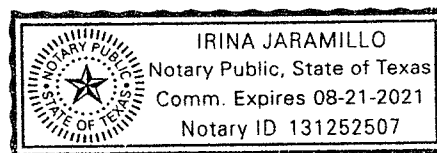
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Nicole M. Bartee as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 8th day of March, 2018.



Notary Public
Signature



Posted and filed by: 

Printed Name: TOM ROSSINGTON

C&S No. 44-18-0266 / Conventional / Yes
Shellpoint Mortgage Servicing

After recording, return to:
ServiceLink, ASAP
1320 Greenway Drive, Suite 300
Irving, TX 75038
4650262

EXHIBIT A

FIELD NOTES OF A SURVEY OF 5.0 ACRES, MORE OR LESS, OF LAND MADE AT THE REQUEST OF MARLAN KLEIN. SAID LAND IS SITUATED IN GILLESPIE COUNTY, TEXAS, BEING PART OF THE F. GRUEN SURVEY NO. 904, ABSTRACT NO. 1444, AND BEING PART OF THAT 59.1 ACRE TRACT DESCRIBED IN A CONVEYANCE TO MARIAN DOEBBLER KLEIN BY WALTER DOEBBLER, ET UX, DATED DECEMBER 9, 1985, FOUND OF RECORD IN VOLUME 171, PAGE 723 OF THE REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS, AS SAID TRACT IS FOUND FENCED, MONUMENTED AND/OR USED ON THE GROUND, AND INCLUDES PART OF A 60 FT. WIDE ROAD EASEMENT.

SAID 5.0 ACRE, MORE OR LESS, TRACT OF LAND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN FENCE, 610.0 FEET S. 0 DEG. 44 MIN. W. AND 288.5 FEET S. 0 DEG. 21 MIN. W. FROM A FENCE CORNER POST FOUND SET FOR THE N.W. CORNER OF THE L. DOEBBLER SURVEY NO. 297 1/2; FOR THE N.E. CORNER OF THE F. GRUEN SURVEY NO. 904; AND FOR THE N.E. CORNER OF THAT 59.1 ACRE TRACT DESCRIBED IN SAID CONVEYANCE TO MARIAN DOEBBLER KLEIN BY WALTER DOEBBLER, ET UX, FOUND OF RECORD IN VOLUME 171, PAGE 723 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS, FOR THE N.E. CORNER OF THIS TRACT OF LAND;

THENCE WITH FENCE ALONG THE EAST LINE OF SAID 59.1 ACRE TRACT, S. 0 DEG. 21 MIN. W. 325.17 FEET TO A POINT, FOR THE S.E. CORNER OF THIS TRACT OF LAND;

THENCE WEST, CROSSING PART OF SAID 59.1 ACRE TRACT, CROSSING A 60 FT. WIDE ROAD EASEMENT, 687.19 FEET IN ALL TO A 2 1/2 INCH DIA. PIPE POST, FOR THE S.E. CORNER OF A 4.45 ACRE, MORE OR LESS, TRACT, FOR THE S.W. CORNER OF THIS TRACT OF LAND;

THENCE WITH THE EAST LINE OF SAID 4.45 ACRE TRACT, N. 6 DEG. 04 MIN. E. 327.0 FEET TO A POINT, FOR THE N.W. CORNER OF THIS TRACT OF LAND;

THENCE EAST, CROSSING SAID 60 FT. WIDE ROAD EASEMENT, 654.62 FEET IN ALL TO THE PLACE OF BEGINNING.

FIELD NOTES OF A SURVEY OF A 2.04 ACRE, MORE OR LESS, ROAD EASEMENT TRACT MADE AT THE REQUEST OF MARLAN KLEIN. SAID LAND IS SITUATED IN GILLESPIE COUNTY, TEXAS, BEING PART OF THE F. GRUEN SURVEY NO. 904, ABSTRACT NO. 1444, AND BEING PART OF THAT 59.1 ACRE TRACT DESCRIBED IN A CONVEYANCE TO MARIAN DOEBBLER KLEIN BY WALTER DOEBBLER, ET UX, DATED DECEMBER 9, 1985, FOUND OF RECORD IN VOLUME 171, PAGE 723 OF THE REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS, AS SAID TRACT IS FOUND FENCED, MONUMENTED AND/OR USED ON THE GROUND, AND INCLUDING PART OF A 5.0 ACRE, MORE OR LESS, TRACT.

SAID 2.04 ACRE, MORE OR LESS, TRACT OF LAND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

EXHIBIT B

BEGINNING AT A 1/2 INCH DIA. STEEL BAR FOUND SET IN THE NORTH LINE OF DOEBBLER (COUNTY) ROAD, IN THE NORTH LINE OF THAT 7.4 ACRE TRACT DESCRIBED OF RECORD IN VOLUME 347, PAGE 643 OF THE REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS, 402.0 FEET S. 79 DEG. 55 MIN. W. FROM A 1/2 INCH DIA. STEEL BAR FOUND SET FOR THE S.E. CORNER OF THAT 59.1 ACRE TRACT DESCRIBED IN SAID CONVEYANCE TO MARIAN DOEBBLER KLEIN BY WALTER DOEBBLER, ET UX, FOUND OF RECORD IN VOLUME 171, PAGE 723 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS, FOR THE S.W. CORNER OF THIS TRACT OF LAND;

THENCE WITH AN EAST LINE OF A 16.6 ACRE, MORE OR LESS, TRACT, N. 19 DEG. 32 MIN. W. 862.8 FEET TO A 2 1/2 INCH DIA, STEEL PIPE FOUND SET FOR THE S.E. CORNER OF A 4.45 ACRE, MORE OR LESS, TRACT AND FOR THE S.W. CORNER OF A 50 ACRE, MORE OR LESS, TRACT;

THENCE WITH THE EAST LINE OF SAID 4.45 ACRE TRACT, N. 6 DEG. 04 MIN. E., CROSSING THE NORTH LINE OF SAID 5.0 TRACT, 624.3 FEET IN ALL TO A 1/2 INCH DIA. STEEL BAR SET IN THE SOUTH LINE OF AN 18.6 ACRE, MORE OR LESS, TRACT, FOR THE N.E. CORNER OF SAID 4.45 ACRE TRACT, FOR THE N.W. CORNER OF THIS TRACT OF LAND;

THENCE WITH THE SOUTH LINE OF SAID 18.6 ACRE TRACT, S. 89 DEG. 19 MIN. E. 60.27 FEET TO A POINT, FOR THE N.E. CORNER OF THIS TRACT OF LAND;

THENCE WITH THE EAST LINE OF SAID 60 FT. WIDE ROAD EASEMENT, AS FOLLOWS:

S. 6 DEG. 04 MIN. W., CROSSING THE NORTH LINE OF SAID 5.0 ACRE TRACT, 616.32 FEET IN ALL TO A POINT;

S. 19 DEG. 32 MIN. E., CROSSING THE SOUTH LINE OF SAID 5.0 ACRE TRACT, 859.16 FEET IN ALL TO A POINT IN THE SOUTH LINE OF SAID 59.1 ACRE TRACT, FOR THE S.E. CORNER OF THIS TRACT OF LAND; 2.04 ACRE ROAD TRACT

THENCE WITH THE SOUTH LINE OF SAID 59.1 ACRE TRACT, WITH THE NORTH LINE OF SAID 7.4 ACRE TRACT AND WITH THE NORTH LINE OF DOEBBLER ROAD, S. 79 DEG. 55 MIN. W. 60.83 FEET TO THE PLACE OF BEGINNING.