

RECEIVED 12:30 P.M.
CATHY JENTHO, COUNTY CLERK
NOV 13 2017
EASTLAND COUNTY, TEXAS
By [Signature] Deputy

NOTICE OF FORECLOSURE SALE

State of Texas §
 §
County of Eastland §

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

SEE ATTACHED EXHIBIT "A"

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

Date: **December 5, 2017**
Time: The sale shall begin no earlier than **01:00 PM** or no later than three hours thereafter.
Place: **Eastland** County Courthouse in **Eastland, Texas**, at the following location: the area designated by the Commissioners Court of **Eastland, Eastland County, Texas**, 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).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing may be after the date originally scheduled for this sale.

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 trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The 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 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 sale shall not cover any part of the property that has been released of public record from the lien 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.

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.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Seferino Ojeda and Andrea Ojeda**.
5. Obligations Secured. The Deed of Trust is dated **March 29, 2006**, and is recorded in the office of the County Clerk of **Eastland County, Texas**, in/under **Document No. 02601234, Official Public Records of Eastland County, Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$145,350.00**, executed by **Seferino Ojeda, Andrea Ojeda**, and payable to the order of **Centex Home Equity Company, LLC**.

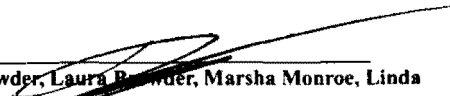
Original Mortgagee: Centex Home Equity Company, LLC.

Current Mortgagee of Record: The Bank of New York Mellon F/K/A The Bank of New York as successor in interest to JP Morgan Chase Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2006-A whose address is 8950 Cypress Waters Blvd., Coppell, TX 75019.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Robertson Anschutz Vettors
1500 CityWest Blvd., Suite 700
Houston, TX 77042

DATED November 13, 2017.


Terry Browder, Laura Browder, Marsha Monroe, Linda Reppert, Substitute Trustee
c/o Robertson Anschutz Vettors
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

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.

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EXHIBIT "A"

BEING a survey of Real Property and Improvements situated on a **21.869 acre tract** of land consisting of 19.843 acres out of and part of **Lot 38** and 2.026 acres out of and part of **Lot 39, McLennan County School Land Survey, Leagues 3 and 4, Abstract No. 367, Eastland County, Texas**, said land being formerly described as a 22.79 acre tract in a deed to Vernon Mahan, et. ux. recorded in Volume 590 Page 328, Deed Records of Eastland County, Texas, and being more particularly described as follows:

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BEGINNING at a 1/2" iron rod found at a fence corner post at the Northwest corner of Lot 38, McLennan County School Land Survey, Leagues 3 & 4 and the Northwest corner of Vernon Mahan, et. ux. 22.79 acre tract, same being in the East line of Lot 43 and the East line of R. T. Investments, Inc. 96.488 acre tract described in Volume 2349 Page 57, Official Public Records of Eastland County, Texas, also being the Southwest corner of a 29.12 acre tract conveyed to Ron Mayfield recorded in Volume 2322 Page 272, Official Public Records of Eastland County, Texas, for the Northwest corner of this described tract;

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THENCE S 89° 27' 05" E, 1344.25 feet with an existing fence line on the North line of described tract and Lot 38, McLennan County School Land Survey, same being the North line of Vernon Mahan, et. ux. 22.79 acre tract, also being the South line of Lot 42, McLennan County School Land Survey and South line of Ron Mayfield 29.12 acre tract, to a TXDOT. Type II concrete monument found at its intersection with the West right of way line of Farm to Market Road No. 2214, for the Northeast corner of this described tract;

THENCE S 20° 18' 34" E, 99.51 feet with the Northerlymost East line of described tract and West right of way line of Farm to Market Road No. 2214, to a TXDOT. Type II concrete monument found for the Easterlymost Southeast corner of this described tract and current Northeast corner of Lot 1, Lynn W. Adams Lake Front Subdivision, as per the Official Plat of said Subdivision filed of record in Slide 114, Plat Cabinet Records of Eastland County, Texas.

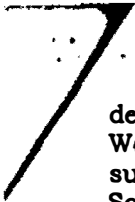
Thence S 89° 07' 03" W, 157.82 feet with an existing fence line on the Easterlymost South line of described tract and North line of Lot 1, Lynn W. Adams Lake Front Subdivision, to a 1" iron pipe found at the Northwest corner of Lot 1, Lynn W. Adams Lake Front Subdivision, for an interior corner of this described tract;

THENCE S 19° 22' 12" E, 512.00 feet with an existing fence line on the East line of described tract and East line of Vernon Mahan 22.79 acre tract, same being the West line of Lot 1, Lynn W. Adams Lake Front Subdivision, to a 1/2" rebar with survey cap # 5085 set for an angle corner of this described tract;

THENCE S 04° 32' 35" E, 369.89 feet with an existing fence line on the East line of

ALSO

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described tract and East line of Vernon Mahan 22.79 acre tract, same being the West line of Lot 1, Lynn W. Adams Lake Front Subdivision, to a 1/2" rebar with survey cap # 5085 set in the North line of Eastland County Road No. 464, for the Southeast corner of this described tract;

THENCE with the South line of described tract and Vernon Mahan 22.79 acre tract, same being the North line of Eastland County Road No. 464, as follows: S 88° 49' 48" W 197.10 feet to a 1/2" rebar with survey cap # 5085 set; Thence N 81° 46' 12" W 90.80 feet to a 1/2" rebar with survey cap # 5085 set; Thence N 73° 45' 12" W 377.70 feet to a 1/2" rebar with survey cap # 5085 set; Thence N 56° 06' 12" W 98.90 feet to a 1/2" rebar with survey cap # 5085 set; Thence N 41° 06' 12" W 157.90 feet to a 1/2" rebar with survey cap # 5085 set; Thence N 52° 49' 12" W 98.60 feet to a 1/2" rebar with survey cap # 5085 set; Thence N 62° 36' 12" W 79.60 feet to a 1/2" rebar with survey cap # 5085 set; and Thence N 53° 49' 12" W at 527.80 feet passing a 1/2" rebar with survey cap # 5085 set at the end of Eastland County Road No. 464, and at 639.20 feet a 1/2" rebar with survey cap # 5085 set at its intersection with the West line of Lot 38 and Vernon Mahan, et. ux. 22.79 acre tract, same being the East line of Lot 43 and East line of Block 5, Hallenbeck and White Shore Line Lots, as per the Official Plat of said Subdivision filed of record in Slide 63, Plat Cabinet Records of Eastland County, Texas, for the Southwest corner of this described tract;

THENCE N 21° 30' 14" E, 27.38 feet with the West line of described tract and Lot 38, McLennan County School Land Survey, same being the West line of Vernon Mahan, et. ux. 22.79 acre tract, also being the East line of Lot 43, McLennan County School Land Survey and East line of Block 5, Hallenbeck and White Shore Line Lots, to a 1/2" iron rod found at the Southeast corner of a 96.488 acre tract conveyed to R. T. Investments, Inc., recorded in Volume 2349 Page 57, Official Public Records of Eastland County, Texas, for an angle corner of this described tract;

THENCE N 22° 14' 09" E, 186.43 feet with the West line of described tract and Lot 38, McLennan County School Land Survey, same being the West line of Vernon Mahan, et. ux. 22.79 acre tract, also being the East line of Lot 43, McLennan County School Land Survey and East line of R. T. Investments, Inc., 96.488 acre tract, to the PLACE OF BEGINNING and containing 21.869 acres of land.

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