

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: October 05, 2021

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

Place: THE EAST STEPS OF THE LAVACA COUNTY COURTHOUSE 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 March 22, 2007 and recorded in Document VOLUME 411, PAGE 93; AS AFFECTED BY PARTIAL RELEASE OF LIEN RECORDED AT VOLUME 812, PAGE 680 real property records of LAVACA County, Texas, with CLARENCE E EHLER, grantor(s) and PACIFIC REVERSE MORTGAGE, INC. /DBA FINANCIAL HERITAGE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CLARENCE E EHLER, securing the payment of the indebtednesses in the original principal amount of \$187,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

FILED FOR RECORD
At 3:57 O'Clock P M

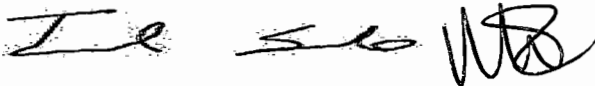
SEP 07 2021

ELIZABETH A. KOUBA, CLERK
COUNTY COURT LAVACA CO, TEXAS
By [Signature] Deputy



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 MEGAN L. BENDER, DEBBY JURASEK, OR REBECCA BOLTON 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 Megan 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 09/07/21 I filed at the office of the LAVACA County Clerk and caused to be posted at the LAVACA County courthouse this notice of sale.



Declarants Name: Megan Randle

Date: 09/07/21

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LAVACA



4.70 ACRES OF LAND OUT OF THE JOHN SMOTHERS SURVEY, ABSTRACT NO. 47, SITUATED IN LAVACA COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND CALLED TO CONTAIN 14.13 ACRES, DESCRIBED IN A CONVEYANCE FROM I. E. VALENTA, TRUSTEE, TO JOSEPH F. MIKULENKA, ET UX BY DEED DATED SEPTEMBER 22, 1984 AND RECORDED IN VOLUME 370, PAGE 412 OF THE LAVACA COUNTY DEED RECORDS; SAID 4.70 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF A 4.31 ACRE TRACT DESCRIBED IN A CONVEYANCE FROM JOSEPH F. MIKULENKA, ET UX TO HENRY G. HERMES, ET UX BY DEED DATED JANUARY 15, 1985 AND RECORDED IN VOLUME 373, PAGE 271, SAME BEING IN THE SOUTH BOUNDARY LINE OF A 19.83 ACRE TRACT, DESCRIBED IN A CONVEYANCE FROM ALICE B. BLUDAR, ET AL TO LOUIS J. SOBOTIK, JR., BY DEED DATED NOVEMBER 6, 1978 AND RECORDED IN VOLUME 323, PAGE 475, IN THE NORTH BOUNDARY LINE OF THE ABOVE SAID 14.13 ACRE TRACT;

THENCE WITH THE SOUTH BOUNDARY LINE OF THE SOBOTIK TRACT, N 88° 48' 42" E A DISTANCE OF 347.60 FEET TO AN IRON ROD FOUND AT SOBOTIK'S SOUTHEAST CORNER IN THE WEST BOUNDARY LINE OF A 6.92 ACRE TRACT, DESCRIBED IN A CONVEYANCE FROM AGNES JANECEK, ET AL TO HUBERT HERMES BY DEED DATED SEPTEMBER 22, 1984 AND RECORDED IN VOLUME 370, PAGE 389 OF THE LAVACA COUNTY DEED RECORDS;

THENCE WITH THE WEST BOUNDARY LINE OF THE ABOVE SAID HERMES TRACT, S 00° 02' 17" W, 591.61 FEET TO AN IRON PIPE FOUND FOR THE NORTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE ABOVE SAID HERMES SOUTHWEST CORNER IN THE NORTH BOUNDARY LINE OF A 5.12 ACRE TRACT DESCRIBED IN A CONVEYANCE FROM JOSEPH F. MIKULENKA, ET UX TO DAVID BESETSNY, ET UX BY DEED DATED APRIL 18, 1985 AND RECORDED IN VOLUME 376, PAGE 59 OF THE LAVACA COUNTY DEED RECORDS;

THENCE WITH THE NORTH BOUNDARY LINE OF THE 5.12 ACRE TRACT, S 89° 54' 16" W A DISTANCE OF 238.73 FEET TO AN IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF THE 5.12 ACRE TRACT;

THENCE S 09° 11' 26" E A DISTANCE OF 552.33 FEET TO AN IRON ROD FOUND FOR THE SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF THE BESETSNY TRACT, IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 77-A AND NO. 99-A, IN THE SOUTH BOUNDARY LINE OF THE 14.13 ACRE TRACT, RECORDED IN VOLUME 370, PAGE 412 OF THE LAVACA COUNTY DEED RECORDS;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 77-A AND 90-A, S 64° 48' 09" W A DISTANCE OF 3.75 FEET TO AN IRON ROD SET FOR AN ANGLE POINT;

THENCE S 66° 48' 09" W A DISTANCE OF 46.25 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 77-A AND 90-A MARKING THE SOUTHEAST CORNER OF THE AFORESAID 4.31 ACRE TRACT DESCRIBED IN VOLUME 373, PAGE 271 OF THE LAVACA COUNTY DEED RECORDS;

THENCE WITH THE EAST BOUNDARY LINE OF THE HERMES TRACT, N 07° 29' 35" W A DISTANCE OF 1159.64 FEET TO THE PLACE OF BEGINNING, CONTAINING 4.70 ACRES OF LAND.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT CONVEYED FROM CLARENCE E. EHLER AND WIFE EVELYN A. EHLER TO ANTON J. FABRYGEL AND WIFE DOROTHY A. FABRYGEL BY DEED DATED SEPTEMBER 30, 1989 AND RECORDED IN VOLUME 413, PAGE 153 OF THE LAVACA COUNTY DEED RECORDS.

3.00 ACRES OF LAND OUT OF THE JOHN SMOTHERS SURVEY, ABSTRACT NO.47, SITUATED IN LAVACA COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND CALLED TO CONTAIN 4.70 ACRES OF LAND DESCRIBED IN A

CONVEYANCE FROM JOSEPH F. MIKULENKA, ET UX TO CLARENCE E. EHLER, ET UX BY DEED DATED OCTOBER 4, 1985 AND RECORDED IN VOLUME 380, PAGE 328 OF THE LAVACA COUNTY DEED RECORDS; SAID 3.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE ABOVE SAID 4.70 ACRE TRACT AT THE NORTHEAST CORNER OF A 4.31 ACRE TRACT DESCRIBED IN A CONVEYANCE FROM JOSEPH F. MIKULENKA, ET UX TO HENRY G. HERMES, ET UX BY DEED DATED JANUARY 15, 1985 AND RECORDED IN VOLUME 373, PAGE 271, SAME BEING IN THE SOUTH BOUNDARY LINE OF A 19.83 ACRE TRACT, DESCRIBED IN A CONVEYANCE FROM ALICE B. BLUDAU, ET AL TO LOUIS J. SOBOTIK, JR., BY DEED DATED NOVEMBER 6, 1978 AND RECORDED IN VOLUME 323, PAGE 475, IN THE NORTH BOUNDARY LINE OF THE ABOVE SAID 14.13 ACRE TRACT;

THENCE WITH THE SOUTH BOUNDARY LINE OF THE SOBOTIK TRACT, N80 DEG 48' 42"E A DISTANCE OF 347.60 FEET TO AN IRON ROD FOUND AT SOBOTIK'S SOUTHEAST CORNER IN THE WEST BOUNDARY LINE OF A 6.92 ACRE TRACT, DESCRIBED IN A CONVEYANCE FROM AGNES JANECEK, ET AL TO HUBERT HERMES BY DEED DATED SEPTEMBER 22, 1984 AND RECORDED IN VOLUME 370, PAGE 389 OF THE LAVACA COUNTY DEED RECORDS;

THENCE WITH THE WEST BOUNDARY LINE OF THE ABOVE SAID HERMES TRACT, S00 DEG 02' 17" W, 340.66 FEET TO AN IRON ROD SET FOR THE NORTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT IN THE ABOVE SAID HERMES WEST BOUNDARY LINE AT THE NORTHEAST CORNER OF A 1.70 ACRE TRACT THIS DAY SURVEYED FOR CLARENCE E. EHLER;

THENCE WITH THE NORTH BOUNDARY LINE OF THE 1.70 ACRE TRACT, S82 DEG 41' 19" W A DISTANCE OF 285.49 FEET TO AN IRON ROD SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF THE 1.70 ACRE TRACT;

THENCE S07 DEG 29' 35"E A DISTANCE OF 216.90 FEET AND S08 DEG 19' 43"E A DISTANCE OF 561.09 FEET TO AN IRON ROD SET FOR THE SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF THE 1.70 ACRE TRACT, IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 77-A AND NO. 99-A, IN THE SOUTHERLY SOUTH BOUNDARY LINE OF THE 4.70 ACRE TRACT, RECORDED IN VOLUME 380, PAGE 328 OF THE LAVACA COUNTY DEED RECORDS;

THENCE S66 DEG 48' 09"W A DISTANCE OF 25.00 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 77-A AND 90-A MARKING THE SOUTHEAST CORNER OF THE AFORESAID 4.31 ACRE TRACT DESCRIBED IN VOLUME 373, PAGE 271 OF THE LAVACA COUNTY DEED RECORDS;

THENCE WITH THE EAST BOUNDARY LINE OF THE HERMES 4.31 ACRE TRACT, N07 DEG 29'35"W A DISTANCE OF 1159.64 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.00 ACRES OF LAND.