

**COPY**

**Notice of Foreclosure Sale**

October 7, 2014

Filed for Record in:  
Brazos County,  
on Oct. 07, 2014 at 10:07:54  
As a  
Postmaster Estate Heir  
Agent

**Deed of Trust:**

Dated: March 18, 1997 to be effective February 17, 1997

Instrument Number: 525133  
Page:  
Book: 2791

Grantor: Gavino Acosta, Jr. and Sandra Acosta

FILED BY: CLERK OF COUNTY OF BRAZOS  
I hereby certify that this instrument was  
filed on the date and time stamped herein by me  
and was duly recorded in the volume and page  
of the official public records of:

Trustee: Douglas W. Howell

Lender: Donald O. Wiersig and Bonita J. Wiersig

PLAZA COUNTY

Holder of Note: WIERSIG MANAGEMENT TRUST

as stated herein by me.

OCT 07 2014

Recorded in: Deed of Trust recorded in Volume 2791, Page 184 of the real property records of Brazos County, Texas and Transfer of Lien recorded in Volume 12214, Page 171, real property records of Brazos County, Texas.

BRAZOS COUNTY

Secures: Note dated March 18, 1997 to be effective February 17, 1997 in the original principal amount of \$40,000.00, executed by Gavino Acosta, Jr. and Sandra Acosta ("Borrower") and payable to the order of Lender/Note Holder

Substitute Trustee: JAMES KENT SCHUSTER

Substitute Trustee's Address: 504 S. Magnolia Street, Hearne, Texas, 77859

**Foreclosure Sale:**

Date: Tuesday, November 4, 2014

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 South Texas Avenue, Bryan, Texas) or as designated by the County Commissioners

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the bid of WIERSIG MANAGEMENT TRUST may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, WIERSIG MANAGEMENT TRUST the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of WIERSIG MANAGEMENT TRUST's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with WIERSIG MANAGEMENT TRUST's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If WIERSIG MANAGEMENT TRUST pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by WIERSIG MANAGEMENT TRUST. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

  
JAMES KENT SCHUSTER  
504 S. Magnolia Street  
Hearne, Texas 77859  
(V) (979) 279.5118  
(F) (979) 279.6827  
(E) [jkentschuster@att.net](mailto:jkentschuster@att.net)

Filed for Record in:  
COUNTY

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

On: Sep 23, 2014 at 12:53P

**DEED OF TRUST INFORMATION:**

<b>Date:</b>	11/15/2004	As a
<b>Grantor(s):</b>	CLEDIS ANTHONY HALL, A SINGLE MAN	Postings Real Estate Notice
<b>Original Mortgagee:</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BNC MORTGAGE, INC., A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS	Execution Number: 574278
<b>Original Principal:</b>	\$38,400.00	By:
<b>Recording Information:</b>	Book 6419 Page 156 Instrument 00876692	Tim Green
<b>Property County:</b>	Brazos	
<b>Property:</b>	LOT TEN (10), BLOCK TWO (2), FAIRVIEW ADDITION, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 114, PAGE 375 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.	
<b>Reported Address:</b>	719 FAIRVIEW STREET, BRYAN, TX 77803	

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** U.S. Bank National Association, as successor Trustee to Wilmington Trust Company, as successor Trustee to Bank of America, National Association, successor by merger to LaSalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-1

**Mortgage Servicer:** Wells Fargo Bank, N.A.

**Current Beneficiary:** U.S. Bank National Association, as successor Trustee to Wilmington Trust Company, as successor Trustee to Bank of America, National Association, successor by merger to LaSalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-1

**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of November, 2014

**Time of Sale:** 11:00AM or within three hours thereafter.

**Place of Sale:** ON THE FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.

**Substitute Trustee(s):** Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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,

Buckley Madole, P.C.



15208 MEREDITH LANE  
COLLEGE STATION, TX 77845

as a 00000004626461  
Trustee Real Estate Sale

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

Amount: 7,000

**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:** November 04, 2014

**Time:** The sale will begin at 10:00AM or not later than three hours after that time.

**Place:** THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, 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 May 01, 2008 and recorded in Document VOLUME 8576 PAGE 194 real property records of BRAZOS County, Texas, with DAVID S. KOVAC, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID S. KOVAC, securing the payment of the indebtednesses in the original principal amount of \$129,339.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE 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 as follows:

LOT 5 BLOCK 8, WITHIN PHASE 3, AMENDING PLAT OF MEADOWCREEK SUBDIVISION, PHASE 2 AND PHASE 3, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 8285, PAGE 280 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

**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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

LEIGHTON SCHUBERT, RICKIE SALCIDO OR JARRED YANEZ  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive  
/Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

As a  
Public Real Estate Notice

**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.**

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was  
filed on the date and time stated herein by me  
and my duty recorded in the volume and page  
of the Official Public Records of

1. **Date, Time, and Place of Sale.**

**Date:** November 04, 2014

**Time:** The sale will begin at 10:00AM or not later than three hours after that time.

**Place:** THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING  
(200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY  
COMMISSIONERS or as designated by the county commissioners.

Erin B. Bowen, Public County Clerk  
Brazos County

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 28, 2000 and recorded in Document VOLUME 03803, PAGE 00150 real property records of BRAZOS County, Texas, with JUDY CAROL REID, grantor(s) and CORNERSTONE MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JUDY CAROL REID, securing the payment of the indebtednesses in the original principal amount of \$65,849.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO THE LEADER 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 as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT ONE (1), BLOCK THREE (3), CEDAR CREST SUBDIVISION PHASE TWO, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3430, PAGE 47 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION  
4801 FREDERICA ST  
OWENSBORO, KY 42301

LEIGHTON SCHUBERT, RICKIE SALCIDO OR JARRED YANEZ  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

4125 WOODCREST DRIVE  
BRYAN, TX 77802

Filed for Record in  
BRAZOS COUNTY

Doc No: 10,2014 at 08:57  
0000004598488

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

as a  
Fiduciary Real Estate Broker

**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:** November 04, 2014

**Time:** The sale will begin at 10:00AM or not later than three hours after that time.

**Place:** THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was  
filed on the date and time stated herein by me  
and was duly recorded in the public records  
of the official Public records of

BRAZOS COUNTY

as stated herein by me,

Nov 3, 2014

Clara M. Holbrook, Brazos County Clerk  
BRAZOS COUNTY

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 15, 2003 and recorded in Document VOLUME 5681, PAGE 208 real property records of BRAZOS County, Texas, with JOHN EDWARD ROBERSON, grantor(s) and MIDFIRST BANK, A FEDERALLY CHARTED SAVINGS ASSOC., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN EDWARD ROBERSON, securing the payment of the indebtednesses in the original principal amount of \$59,430.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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 as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT TWENTY-ONE (21), BLOCK TWO (2), WHEELER RIDGE PHASE FOUR (4), AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 474, PAGE 767 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

**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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD STE 110  
OKLAHOMA CITY, OK 73118-6077

LEIGHTON SCHUBERT, RICKIE SALCIDO OR JARRED YANEZ

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

# NOTICE OF FORECLOSURE SALE

As of  
Posting Date: 09/10/14

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

SEE ATTACHED EXHIBIT "A"

Account: 2100

Enclosed Number: 10517  
Pg.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/02/2005 and recorded in Book 6937 Page 164 real property records of Brazos County, Texas.

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

Date: 11/04/2014

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

Place: Brazos County Courthouse, Texas, at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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.

5. **Obligations Secured.** The Deed of Trust executed by LORI M CASTILLO AND GILBERTO CASTILLO, provides that it secures the payment of the indebtedness in the original principal amount of \$108,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R10 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R10 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Default and Request to Act.** Default has occurred under the deed of trust and DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R10 obtained a Home Equity Foreclosure Order from the 361st District Court of Brazos County on 09/24/2014 under Cause No. 14-001871-CV-361. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order and notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

PETE FLOREZ, CHRISTOPHER FLOREZ, ORLANDO ROSAS,  
SHARON ST. PIERRE OR MICHAEL W. ZIENTZ  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

14-000874-670  
109 N BREWER DRIVE  
BRYAN, TX 77802

**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.**



BORROWER NAME:

LOAN NUMBER: -

LEGAL DESCRIPTION

4. LEGAL DESCRIPTION OF THE LAND:

All that certain 0.34 acre tract of parcel of land lying and being situated in the JOHN AUSTIN SURVEY Abstract No. 2, Bryan, Brazos County, Texas, and being all of the called 0.34 acre tract described in the deed from Deborah Mitchell Paine to Jess D. Witt, et al, recorded in Volume 1447, page 325, of the Official Records of Brazos County, Texas, and said 0.34 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the north corner of the beforementioned 0.34 acre tract at the intersection of the southeast right-of-way line of Brewer Street (50' right-of-way), in the southwest line of 25th Street (apparent 50' right-of-way);

THENCE S 45° 00' 00" E along the northeast line of the beforementioned 0.34 acre tract, same being the southwest line of 25th Street for a distance of 200.00 feet to a 1/2" iron rod set at the east corner of the 0.34 acre tract, same being at or near the north corner of Lot 4, Block 3, Wood Forest Subdivision, Phase I, according to the plat recorded in Volume 339, page 847, of the Deed Records of Brazos County, Texas, from which a chain link fence corner bears N 89° 51' W - 4.3 feet;

THENCE S 45° 00' 00" W along the southeast line of the beforementioned 0.34 acre tract, same being the northwest line of the beforementioned Lot 4, Block 3, Wood Forest Subdivision, Phase I, adjacent to a fence, for a distance of 75.00 feet to a 1/2" iron rod set at the south corner of the 0.34 acre tract, same being the east corner of the Goode tract, Volume 212, page 575, of the Deed Records of Brazos County, Texas, from which a 1/2" iron rod found at a chain link fence corner bears S 64° 38' W - 0.2 feet;

THENCE N 45° 00' 00" W along the southwest line of the beforementioned 0.34 acre tract, same being the northeast line of the beforementioned Goode tract, adjacent to a fence, for a distance of 200.00 feet to the west corner of the 0.34 acre tract in the southeast right-of-way line of Brewer Street, from which a 1/2" iron rod found bears S 16° 02' 39" W - 0.17 feet;

THENCE N 45° 00' 00" E along the northwest line of the beforementioned 0.34 acre tract, same being along the southeast right-of-way line of Brewer Street, for a distance of 75.00 feet to the PLACE OF BEGINNING, containing 0.34 acre of land, more or less. And being the same property described in Deed from Jess D. Witt, et al to Lori M. Castillo, dated November 21, 2003, recorded in Volume 5054, page 226 Official Records of Brazos County, Texas.



000001282245480101550101

10/31/07 (04:07)

Doc ID: 157014-00000000

Doc  
Post the local Estate Notes

Amount: \$ 0.00

Receipt Number: 157014  
Doc  
County: Brazos

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS, MARCEL G. GRESKO, JR. AND WIFE, APRIL M. GRESKO** delivered that one certain Deed of Trust dated JULY 16, 2007, which is recorded in VOLUME 8539, PAGE 146 of the real property records of BRAZOS County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$153,589.00 payable to the order of AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and**

**WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and**

**WHEREAS, NATIONWIDE ADVANTAGE MORTGAGE COMPANY, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.**

**NOTICE IS HEREBY GIVEN** that on Tuesday, NOVEMBER 4, 2014, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT TWENTY-FIVE (25), STANDING ROCK RANCH, BRAZOS COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6962, PAGE 162 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of BRAZOS County, Texas, for such sales (OR AT THE COMMONS AREA, WHICH IS LOCATED ON THE FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE).

**NOTICE IS FURTHER GIVEN** that the address of NATIONWIDE ADVANTAGE MORTGAGE COMPANY, the Mortgagee or Mortgage Servicer, is P.O. BOX 919000, DES MOINES, IOWA 50391. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: OCTOBER 13, 2014.

SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR PETE FLOREZ OR TYLER MARTIN OR ORLANDO ROSAS OR SHARON ST. PIERRE OR ZACHARY FLOREZ

FILE NO.: AGM-1654  
PROPERTY: 5511 MESQUITE MEADOW LANE  
BRYAN, TEXAS 77808

MARCEL G. GRESKO, JR.

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394 3086  
Fax: (972) 394 1263

TS #: 2014-01829-TX

County Clerk  
Brazos County  
As a  
Public Trustee  
Notary Public  
My Comm. Expires  
12/31/2014  
My Comm. No. 123456789

### Notice of [Substitute] Trustee 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:** 11/04/2014

**Time:** The sale will begin at 11:00 AM or not later than three hours after that time

**Place:** THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS  
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

**Property Address:** 803 & 805 West 17th Street, Bryan, TX 77803

**2. Terms of Sale:** Cash

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the deed of trust or Contract Lien dated 08/06/2004 and recorded 08/10/2004 in Document 00865683 real property records of Brazos county Texas, with Glen E Monroe and Bertha J. Monroe, husband and wife grantor(s) and Fieldstone Mortgage Company, A Corporation, as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary.

**4. Obligation Secured:** Deed of Trust of Contract Lien executed by Glen E. Monroe and Bertha J. Monroe, husband and wife securing the payment of the indebtedness in the original principal amount of \$74,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **HSBC Bank USA, National Association, as Indenture Trustee of the Fieldstone Mortgage Investment Trust, Series 2004-4** is the current mortgagee of the note and the deed of trust or contract lien.

**5. Property to be sold:** The property to be sold is described as follows:

Being all that certain 0.296 acre tract (called 112' x 115') being part of lot 1 and part of lot 2 of J.A. Chews subdivision of lot 4 of w.j. Bryan's addition, an addition to the city of Bryan, Texas, according to plat recorded in volume 21, page 109, deed records of Brazos county, Texas (drbct). Said 0.296 acre tract being same land described in two deeds to Lena Evans, with first deed describing a called 100' x 115' tract recorded in volume 105, page 362 drbct, and second deed describing a called 12' x 115" tract recorded in volume 116, page 195 drbct. Said 0.296 acre tract being more fully described as follows:



4491119

TS #: 2014-01829-FX

Beginning at a 5/8" iron rod found marking the east corner of the said called 12' x 115' tract. Said iron rod bears n 46 degrees 14' 35" w, 91.92' from a point marking the intersection of southwest right-of-way (row) line on west 17th street and the northwest row line of hall street;

Thence, s 45 degrees 00' 00" w, 115.68' (called 115.00') along southeast line of said called 12' x 115' tract to a 1/2" iron rod found for corner;

Thence, n 45 degrees 53' 43" w, 111.99' along southwest line of said called 12' x 115' tract and continue along southwest line of said called 100' x 115" tract to a 1/2" iron rod set for corner marking the west corner of said called 100' x 115' tract;

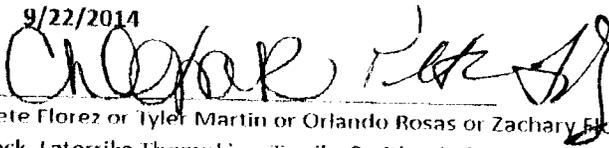
Thence, n 45 degrees 00' 00" e, 115.00' to a 1/2" iron rod set for corner (called northeast corner of said lot 2) marking north corner of said called 100' x 115' tract in southwest row line of west 17th street;

Thence s 46 degrees 14' 35" e, 112.00' along said row line to the point of beginning and containing 0.296 acres of land, more or less.

6. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o Ocwen Loan Servicing, LLC  
1661 Worthington Rd., Suite 100  
West Palm Beach, FL 33409  
561-682-8000

9/22/2014



Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Stephanie Spurlock, Laterrika Thompkins, Tamika Smith, Chelsea Jackson

Substitute Trustee  
C/o Power Default Services, Inc.  
2002 Summit Boulevard, Suite 600  
Atlanta, GA 30319  
ATTN: Trustee Department  
Telephone: 855-427-2204  
Fax: (866)-960-8298

### Notice of [Substitute] Trustee 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:** 11/04/2014

**Time:** The sale will begin at 11:00 AM or not later than three hours after that time

**Place:** THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

**Property Address:** 3904 Cheshire Court, Bryan, TX 77802

**2. Terms of Sale: Cash**

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the deed of trust or Contract Lien dated 08/17/2005 and recorded 08/23/2005 in **Document 00902112 Book OR Volume 6888 Page 245** real property records of Brazos county Texas, with Vickie Taylor & Robert E. Minor SR, Wife & Husband grantor(s) and First Horizon Home Loan Corporation, A Corporation as Beneficiary.

**4. Obligation Secured:** Deed of Trust of Contract Lien executed by Vickie Taylor & Robert E. Minor SR, Wife & Husband securing the payment of the indebtedness in the original principal amount of \$115,920.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for Ixis Real Estate Capital Trust 2005-HE4 Mortgage Pass Through Certificates, Series 2005-HE4** is the current mortgagee of the note and the deed of trust or contract lien.

**5. Property to be sold:** The property to be sold is described as follows:

**Lot Fifteen (15), Block Nine (9), Windover East Fourth Installment, City of Bryan, according to plat thereof recorded in Volume 597, Page 855 of the Deed Records of Brazos County, Texas.**



4491050

6. **Mortgage Servicer Information:** The Mortgage Service 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. **Owen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/o Owen Loan Servicing, LLC**  
**1661 Worthington Rd., Suite 100**  
**West Palm Beach, FL 33409**  
**561-682-8000**  
**10/6/2014**



Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Stephanie Spurlock, Laterrika Thompkins, Tanika Smith, Chelsea Jackson

Substitute Trustee  
C/o Power Default Services, Inc.  
2002 Summit Boulevard, Suite 600  
Atlanta, GA 30319  
ATTN: Trustee Department  
Telephone: 855-427-2204  
Fax: (866) 960 8298