

**Current Borrower:** MARY YANCY, AN UNMARRIED WOMAN  
**MHA File Number:** TX-10-10116-CM  
**VA/FHA/PMI Number:**  
**Loan Type:** Conventional Residential  
**Property Address:** 3314 AUGUSTA DRIVE, BRYAN, TX 77803

Filed for Record in:  
BRAZOS COUNTY

On: Dec 11, 2014 at 03:46P

As a  
Festina Real Estate Holdi

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

amount 2.00

**Deed of Trust Date:**  
3/26/2004

**Grantor(s)/Mortgagor(s):**  
MARY YANCY, AN UNMARRIED WOMAN

**Original Beneficiary/Mortgagee:**  
CENTEX HOME EQUITY COMPANY, LLC

**Current Beneficiary/Mortgagee:**  
Nationstar Mortgage, LLC

**Recorded in:**  
**Volume:** 5954  
**Page:** 259  
**Instrument No:** 00850534

**Property County:**  
BRAZOS

**Mortgage Servicer:**  
Nationstar Mortgage LLC is representing the  
Current Mortgagee under a servicing agreement  
with the Current Mortgagee.

**Mortgage Servicer's Address:**  
350 Highland Dr, Lewisville, TX 75067

**Legal Description:** LOT THIRTY-FOUR A (34A), BLOCK SEVEN (7), NORTHWOOD SUBDIVISION, INSTALLMENT 8A, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN VOLUME 2806, PAGE 3, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. BEING THAT PARCEL OF LAND CONVEYED TO MARY YANCY FROM STYLECRAFT BUILDERS, INC. BY THAT DEED DATED 10/29/2001 AND RECORDED 10/30/2001 IN DEED BOOK 04362, AT PAGE 00039 OF THE BRAZOS COUNTY, TX PUBLIC REGISTRY.

**Date of Sale:** 1/6/2015

**Earliest Time Sale Will Begin:** 11:00 AM

**Place of Sale of Property:** THE FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Pete Florez or Tyler Martin or Orlando Rosas or

Zachary Florez or Sharon St. Pierre

or Cole D. Patton  
or Karl Terwilliger  
McCarthy, Holthus & Ackerman, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075



4500095

Our File Number: 14-17476  
Name: JOHN JAY WINGFIELD, JR., A SINGLE PERSON

Filed for Record in:  
BRAZOS COUNTY  
On: Dec 15, 2014 at 12:00 PM

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on APRIL 19, 2007, JOHN JAY WINGFIELD, JR., A SINGLE PERSON, executed a Deed of Trust/Security Instrument conveying to THOMAS E. BLACK, JR, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR TRINITY HOME LOANS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00960257, Volume 7925, Page 53, in the DEED OF TRUST OR REAL PROPERTY records of BRAZOS COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, JANUARY 6, 2015 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in BRAZOS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

ALL OF LOT R-TWO (R2), BLOCK "B", ROCKWOOD PARK ESTATES, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN VOLUME 7734, PAGE 42 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 219 NORTH HARVEY MITCHELL PARKWAY  
BRYAN, TX 77807

Mortgage Servicer: SETERUS, INC.

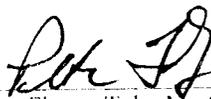
Noteholder: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA  
14221 DALLAS PARKWAY, SUITE 1000  
DALLAS, TX 75254

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

#### ACTIVE MILITARY SERVICE NOTICE

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this day, December 15, 2014.

  
Pete Florez, Tyler Martin, Orlando Rosas,  
Zachary Florez, or Sharon St. Pierre, Substitute  
Trustee

Marinosci Law Group PC  
Marinosci & Baxter  
14643 Dallas Pkwy, Suite 750  
Dallas, TX 75254  
(972) 331-2300



4501421

Dec 15 2014 10:11 AM

Our File Number: 14-07127

Name: AARON MALONE AND SHELLEY MALONE, HUSBAND AND WIFE, FORMERLY KNOWN AS  
SHELLEY WILSON

Posting Real Estate Notice

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on JANUARY 23, 2013, AARON MALONE AND SHELLEY MALONE, HUSBAND AND WIFE, FORMERLY KNOWN AS SHELLEY WILSON, executed a Deed of Trust conveying to TITLE COMPANY OF TEXAS, INC., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR QUICKEN LOANS, INC., in the payment of a debt therein described, said Deed of Trust being recorded under County Clerk Number 2013-1144616, Volume 11132, Page 153, in the DEED OF TRUST OR REAL PROPERTY records of BRAZOS COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, JANUARY 6, 2015 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in BRAZOS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT FOURTEEN (14), BLOCK TWO (2), OAK MEADOW SUBDIVISION, PHASE 3,  
AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS,  
ACCORDING TO PLAT RECORDED IN VOLUME 7099, PAGE 243, OFFICIAL  
RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 1712 SUMMERWOOD LOOP  
BRYAN, TX 77807

Mortgage Servicer: QUICKEN LOANS INC.

Noteholder: QUICKEN LOANS INC.  
1050 WOODWARD AVE  
DETROIT, MI 48226

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this day, December 15, 2014.

Pete Florez, Tyler Martin, Orlando Rosas,  
Zachary Florez, or Sharon St. Pierre, Substitute  
Trustee

Marinosci Law Group PC  
Marinosci & Baxter  
14643 Dallas Pkwy, Suite 750  
Dallas, TX 75254  
(972) 331-2300



4501396

C&S No. 44-14-3525 / Conventional / No  
JPMorgan Chase Bank, National Association

Notice  
Trustee's Real Estate Notice

## 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, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** August 25, 1999

**Grantor(s):** Robert D. Haveron, a Married Man joined here proforma by his spouse Mary S. Haveron

**Original Trustee:** Jay Don Watson

**Original Mortgagee:** Shasta Financial Services, A California Corporation

**Recording Information:** Vol. 03608, Page 00175, or Clerk's File No. 0697154, in the Official Public Records of BRAZOS County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, National Association whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 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:** 01/06/2015      **Earliest Time Sale Will Begin:** 11:00 AM

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.

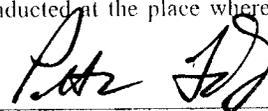
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**Legal Description:**

**BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOT TWO (2) WILLOWBEND SUBDIVISION, AN ADDITION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3018, PAGE 141, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS**

**Place of Sale of Property:**

The foreclosure sale will be conducted in the area designated by the BRAZOS 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.



Pete Florez, Christopher Florez, Orlando Rosas, Sharon St. Pierre,  
Zachary Florez, Mary M. Speidel  
c/o Servicelink Default Abstract Solutions  
7301 N. State Hwy 161, Ste 305.  
Irving, TX 75039

**For Information:**

Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East, Suite 450  
Houston, TX 77060 / (281) 925-5200



4501265

C&S No. 44-09-8265 / Conventional / No  
JPMorgan Chase Bank, National Association

as a  
Continued Estate Notice

### NOTICE OF TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you 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, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** August 15, 2007

**Grantor(s):** Patrick Dinh and Kimly Duong, husband and wife

**Original Trustee:** Thomas F. Vettors

**Original Mortgagee:** Dimension Mortgage Company

**Recording Information:** Vol. 8188, Page 59, or Clerk's File No. 00973697, in the Official Public Records of BRAZOS County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, National Association whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 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:** 01/06/2015      **Earliest Time Sale Will Begin:** 11:00 AM

**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:**  
LOT ELEVEN R (11R), HAMPTON HILL SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE REPLAT RECORDED IN VOLUME 7924, PAGE 100, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

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

Pete Florez, Christopher Florez, Orlando Rosas, Sharon St. Pierre,  
Zachary Florez, Mary M. Speidel  
c/o Servicelink Default Abstract Solutions  
7301 N. State Hwy 161, Ste 305,  
Irving, TX 75039

**For Information:**  
Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East, Suite 450  
Houston, TX 77060 / (281) 925-5200



4501479

C&S No. 44-13-2026 / FHA / No  
JPMorgan Chase Bank, National Association

As a  
Posting Real Estate Notice

### 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, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** June 18, 2004

**Grantor(s):** Joe W. Campise, Husband and Amy L. Campise, Wife

**Original Trustee:** R.J. Daniel

**Original Mortgagee:** Cornerstone Mortgage Company

**Recording Information:** Vol. 6131, Page 245, or Clerk's File No. 00860148, in the Official Public Records of BRAZOS County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, National Association whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 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:** 01/06/2015                      **Earliest Time Sale Will Begin:** 11:00 AM

**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:**  
LOT TWENTY-FOUR (24), BLOCK FIVE (5), ALLEN FOREST, PHASE III, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 475, PAGE 699 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS

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

Pete Florez, Christopher Florez, Orlando Rosas, Sharon St. Pierre,  
Zachary Florez, Mary M. Speidel  
c/o Servicelink Default Abstract Solutions  
7301 N. State Hwy 161, Ste 305,  
Irving, TX 75039

**For Information:**  
Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East, Suite 450  
Houston, TX 77060 / (281) 925-5200



4501091

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

Posting Real Estate Notice

**DEED OF TRUST INFORMATION:**

**Date:** 06/18/2009

**Grantor(s):** BRYCE A. BUSHMAN, AN UNMARRIED PERSON

**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CITIMORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS

**Original Principal:** \$101,750.00

**Recording Information:** Book 9167 Page 266 Instrument 01032740

**Property County:** Brazos

**Property:** LOT TWO (2), BLOCK SEVENTEEN (17), NORTHWOOD SUBDIVISION INSTALLMENT 8B, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 564, PAGE 285 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

**Reported Address:** 3316 TIMBERLINE DRIVE, 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:** CitiMortgage, Inc.

**Mortgage Servicer:** CitiMortgage, Inc.

**Current Beneficiary:** CitiMortgage, Inc.

**Mortgage Servicer Address:** 1000 Technology Drive, O'Fallon, MO 63368

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of January, 2015

**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

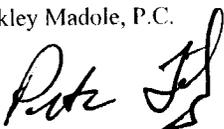
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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.



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

As a  
Postline Real Estate Notice

**DEED OF TRUST INFORMATION:**

**Date:** 07/08/2002  
**Grantor(s):** WILLIAM A. STEVENS, JR., AN UNMARRIED PERSON  
**Original Mortgagee:** FIRST AMERICAN BANK, SSB  
**Original Principal:** \$150,246.00  
**Recording Information:** Book 4717 Page 1 Instrument 00781565  
**Property County:** Brazos  
**Property:** LOT ELEVEN (11), BLOCK TWO (2), BRIARCREST ESTATES SECTION ONE, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 283, PAGE 189 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.  
**Reported Address:** 2901 PARTRIDGE CIRCLE, BRYAN, TX 77802

**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 6th day of January, 2015  
**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.



2403 WATERWOOD LN  
BRYAN, TX 77803

Filed for Record in:  
BRAZOS COUNTY

On: Dec 15, 2014 at 04:00:00004560991

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

05 0  
Post the 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.**

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

**Date:** January 06, 2015

**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 October 27, 2006 and recorded in Document VOLUME 7662, PAGE 88; AS AFFECTED BY VOLUME 11773, PAGE 177 AND VOLUME 11685, PAGE 192 real property records of BRAZOS County, Texas, with JOE GARCIA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOE GARCIA, securing the payment of the indebtednesses in the original principal amount of \$100,545.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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 NINE (9), BLOCK THREE (3), BRYAN PLACE NORTH PHASE THREE, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6800, PAGE 153 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP  
7105 CORPORATE DRIVE  
PLANO, TX 75024



LEIGHTON SCHUBERT OR RICKIE SALCIDO  
Substitute Trustee

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





**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE****DEED OF TRUST INFORMATION:**

**Date:** 08/16/2013  
**Grantor(s):** DOUGLAS W. OSBURN, AN UNMARRIED MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CITY BANK MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$120,772.00  
**Recording Information:** Instrument 01167534  
**Property County:** Brazos  
**Property:** LOT SIX (6), BLOCK TWO (2), HERITAGE TOWNHOMES, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4309, PAGE 251 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.  
**Reported Address:** 3511 MYTH LANE, COLLEGE STATION, TX 77845-4524

**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, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of January, 2015  
**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

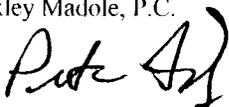
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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.



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

Post Office Box 10000

**DEED OF TRUST INFORMATION:**

**Date:** 02/10/2012  
**Grantor(s):** RODNEY E. WILLIAMS AND ERICA S. WILLIAMS, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$204,666.00  
**Recording Information:** Instrument 01112041  
**Property County:** Brazos  
**Property:** ALL OF LOT FIFTY-FOUR (54) BLOCK ONE (1), AUSTIN'S COLONY PHASE ELEVEN B (11B) AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9530, PAGE 86 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.  
**Reported Address:** 2940 AMBROSE DRIVE, BRYAN, TX 77808-8112

**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 6th day of January, 2015  
**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.



**Notice of Trustee's Sale**

On: Dec 05, 2014 at 04:19P

**Date:** December 5, 2014

As a  
Posting Real Estate Notice

**Substitute Trustee:**

John C. Webb, Jr.

Amount: 0.00

**Substitute Trustee's Address:**

1515 Emerald Plaza, College Station, Texas  
77845-1515

Secret Number: 520417  
Amber Dehman

**Mortgagee:** Dolores Gale Marrs

**Note:** Note dated May 1, 2006 in the amount of \$400,000.00, executed by Giovanni Davis, payable to the order of Dolores Gale Marrs

**Deed of Trust**

**Date:** May 1, 2006

**Grantor:** Giovanni Davis

**Mortgagee:** Dolores Gale Marrs

**Recording Information:** Volume 7295, Page 207, Official Public Records, Brazos County, Texas.

**Correction Deed of Trust**

**Date:** May 1, 2006

**Grantor:** Giovanni Davis

**Mortgagee:** Dolores Gale Marrs

**Recording information:** Volume 7375, Page 96, Official Public Records, Brazos County, Texas.

**Property:**

Being all of that certain tract or parcel of land lying and being situated in the Andrew Millican League, A-39, Brazos County, Texas, and being a part of the 139.06 acre tract (called 137.38 acres) conveyed to Dolores Gale Marrs by Nona Byrd Wagner, Trustee, deed recorded in Volume 1779, Page 76, Official Records of Brazos County, Texas, said 138.34 acres of land, being described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

**County:** Brazos County, Texas

**COPY**

**Date of Sale (first Tuesday of month):** January 6, 2015

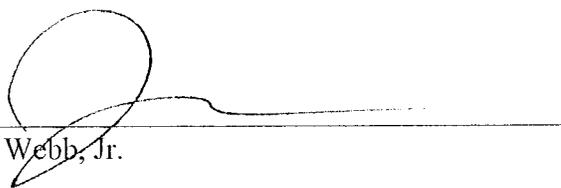
**Time of Sale:** At a time no earlier than 10:00 o'clock a.m., or within three hours after that time, but in no event will such sale occur beyond 4:00 o'clock p.m.

**Place of Sale:** The grounds of the County Administration Building (200 South Texas Avenue, Bryan, Texas) be designated as the location at which sales conducted under the authority of §34.019(r) of the TEXAS TAX CODE and §51.002(h) of the TEXAS PROPERTY CODE be conducted. Notwithstanding, the posting of any notice required by TEXAS PROPERTY CODE §51.002(b)(1) of a sale to take place at an area other than an area of the courthouse remains at the courthouse door of Brazos County. Additionally, pursuant to TEXAS TAX CODE §34.019(h), and in the event of no timely publication of a tax sale, one of the notices of such tax sale filed by an officer charged with the sale must be posted at the door of the Brazos County Courthouse).

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.

Mortgagee has appointed John C. Webb, Jr. as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.

  
\_\_\_\_\_  
John C. Webb, Jr.

PREPARED IN THE LAW OFFICE OF:

WEST, WEBB, ALLBRITTON & GENTRY, P.C.  
1515 Emerald Plaza  
College Station, Texas 77845-1515  
(John C. Webb, Jr.)

EXHIBIT "A"

Being all of that certain tract or parcel of land lying and being situated in the Andrew Milligan League, A-39, Brazos County, Texas and being a part of the 139.06 acre tract (called 137.38 acres) conveyed to Dolores Gale Marrs by Nona Byrd Wagner, Trustee, deed recorded in Volume 1779, Page 76, Official Records of Brazos County, Texas and being described as follows:

BEGINNING at an iron stake found at the most southerly common corner of this tract and the Billy Owens 23.56 acre tract (1199/850), same being in the northeast corner of F.M. 2154;

THENCE, N 47°32'32" E - 936.06 feet and N 5°29'12" E - 350.25 feet along the common line between this tract and said Owens tract to an iron stake found for corner;

THENCE S 88° 11' 04" W - 260.03 feet continuing along said common line to a 1/2" iron rod set for corner, same being the southeast corner of the Thomas Lester 40.68 acre tract (1598/126);

THENCE N 0° 00' 00" E - 1222.22 feet along the common line between this tract and said Lester tract to a 1/2" iron rod found for corner in the Mrs. L. H. Boyett 462.00 acre tract (151/311, 163/627 & 164/3) south line;

THENCE along the common line between this tract and said Boyett tract for the following calls:

N 88° 11' 04" E - 1425.92 feet, South 1231.17 feet,  
N 88° 34' 51" E - 1409.15 feet to a 3/8" iron rod found for corner, same being in the west line of Lot 66A of the 7-11 Ranches (628/659);

THENCE South 1222.22 feet along said 7-11 Ranches and the Paul Karkoska 15.03 acre tract (378/98) to a 1/2" iron rod found for corner, same being the northeast corner of the John A. Rossitto 15.76 acre tract (683/771);

THENCE S 88° 34' 51" W - 1409.15 feet along the common line between this tract and the said Rossitto tract, the Jack Scamardi 17.75 acre tract (660/146) and the Steven and Sonia Drabek 11.92 acre tract (5646/193 and 5875/233) to a 1/2" iron rod found for corner, same being the northwest corner of said Drabek tract;

THENCE S 0°00'00" W - 776.12 feet along the common line between this tract and said Drabek tract to a 1/2" iron rod found at the most northerly corner of a 0.719 acre tract;

THENCE S 75°23'12" W - 317.93 feet along the common line between this tract and said 0.7919 acre tract to a 5/8" iron rod with cap set for the most westerly corner of said 0.719 acre tract, same being in said FM 2154 line;

THENCE; along said FM 2154 line for the following calls:

N 53°20'58" W - 243.94 feet;

N 46°49'24" W - 202.22 feet;

N 54°55'56" W - 104.83 feet;

N 66°39'05" W - 301.43 feet;

And N 55°18'37" W - 1065.40 feet to the PLACE OF BEGINNING, and containing 138.34 acres of land, more or less.

### NOTICE OF FORECLOSURE SALE

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

SEE ATTACHED EXHIBIT "A"

amount: 2.00

Record Number: 00113

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/22/2006 and recorded in Book 7703 Page 184 Document 00947302 real property records of Brazos County, Texas. Re-filed in Book 8953 Page 140 real property records of Brazos County, Texas. Re-filed in Document 01019686 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: 01/06/2015

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 MARCUS COPELYN AND ELEANOR LOUISE LANGSTON COPELYN, provides that it secures the payment of the indebtedness in the original principal amount of \$63,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2007, GSAMP TRUST 2007-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1 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 U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2007, GSAMP TRUST 2007-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1 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 U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF FEBRUARY 1, 2007, GSAMP TRUST 2007-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1 obtained a Home Equity Foreclosure Order from the 272nd District Court of Brazos County on 08/28/2014 under Cause No. 14-001151-CV-272. 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

12-000840-670  
607 PRESTON STREET  
COLLEGE STATION, TX 77840

**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.**



**EXHIBIT "A"**

**Being all that certain tract, lot or parcel of land lying and being situated in the RICHARD CARTER SURVEY, ABSTRACT 8 in College Station, Brazos County, Texas, said tract being a portion of a Nine (9) acre tract of land described by a Deed from R. L. Myers to Albert Pearce, recorded in Volume 112, page 633, Deed Records of Brazos County, Texas and more particularly described by metes and bounds as follows:**

**BEGINNING at the beginning corner of the tract conveyed by R. L. Myers described in the Deed hereinbefore referred to:**

**THENCE N 45 E, 60 feet and corner;**

**THENCE S 45 E, 150 feet and corner;**

**THENCE S 45 W, 60 feet and corner;**

**THENCE N 45 W, 150 feet to the PLACE OF BEGINNING, and being called Lot 1 of the unrecorded plat of L. D. Smith Subdivision and being the same tract of land conveyed by Lumbermen's Investment Corporation to Jack Langston, et ux by deed dated April 22, 1968, recorded in Volume 270, page 386, Deed Records of Brazos County, Texas.**

Printed on Recycled Paper  
50% Recycled Content

100% Recycled Paper

As a

Responsible Land Estate Model

RECORDING REQUESTED BY:

Amount: 7,900

WHEN RECORDED MAIL TO:

Received by: 5/29/08

Pa.

Asst. to: Barbara Kowman

Pete Florez or Tyler Martin or Orlando Rosas or Zachary  
Florez or Sharon St. Pierre  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

Trustee Sale No. TX09000011-14-1

APN 36003

Title Order No. 140180552-TX-VOI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on December 7, 2007, COURTNEY SLENK, JASON SLENK as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of Calvin C. Mann, Jr. as Trustee, , which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$71,000.00, payable to the order of Caliber Home Loans, Inc. as current Beneficiary, which Deed of Trust recorded on December 14, 2007 as Document No. 00984105 in Book 8366, on Page 279 in Brazos County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

**LOT TWO (2), BLOCK ELEVEN (11), RESUBDIVISION OF PART OF BLOCK 11, FOURTH INSTALLMENT, THE OAKS, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 302, PAGE 589 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.**

**APN 36003**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Caliber Home Loans, Inc., the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, January 6, 2015 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Brazos County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING located at 200 South Texas Avenue Bryan, Texas 77803.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Caliber Home Loans, Inc.'s election to proceed against and sell both the real property and any personal



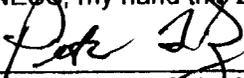
4498617

property described in said Deed of Trust in accordance with and Caliber Home Loans, Inc.'s rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 warranted.

WITNESS, my hand this 21st day of November, 2014.

  
By: Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre  
Substitute Trustee(s)

**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.**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.