

**NOTICE OF FORECLOSURE SALE**

As a  
Trustee of the Estate of

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

BEING ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT THIRTEEN (13) AND THE ADJOINING ELEVEN (11) PART OF LOT TWELVE (12), BLOCK NINE (9), THE GLADE-SECTION FIVE, AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 235, PAGE 531, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/21/2005 and recorded in Book 7041 Page 247 Document 00910643 real property records of Brazos County, Texas. Re-filed in Document 2014-1205221 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: 06/02/2015

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 BOBBY G. PRESCOTT AND NEVA C. PRESCOTT, provides that it secures the payment of the indebtedness in the original principal amount of \$131,000.00, 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 SOUNDVIEW HOME LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1 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 SOUNDVIEW HOME LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1 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 SOUNDVIEW HOME LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1 obtained a Default Judgment Allowing Foreclosure from the United States District Court for the Southern District of Texas - Houston Division on 03/25/2015 under Cause No. 4:15-CV-125. 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 OR TYLER MARTIN OR ORLANDO ROSAS OR  
ZACHARY FLOREZ OR SHARON ST. PIERRE  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

14 005003 670  
1505 Laura Lane  
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.**



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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

Date: June 02, 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 April 11, 2012 and recorded in Document VOLUME 10622, PAGE 271 AS AFFECTED BY VOLUME 10742, PAGE 61 real property records of BRAZOS County, Texas, with LEE C WATSON JR AND TYMESHA L WATSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LEE C WATSON JR AND TYMESHA L WATSON, securing the payment of the indebtednesses in the original principal amount of \$92,591.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP.  
2001 BISHOPS GATE BLVD.  
MT. LAUREL, NJ 08054



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

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.  
I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Vertical stamp text: FILED IN PUBLIC RECORDS OFFICE OF THE CLERK OF BRAZOS COUNTY TEXAS JUN 02 2015 10:00 AM



NOS00000004592572



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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

Date: June 02, 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 December 15, 2005 and recorded in Document CLERK'S FILE NO. 00912231 real property records of BRAZOS County, Texas, with YLOUNDAS E. THOMPSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by YLOUNDAS E. THOMPSON, securing the payment of the indebtednesses in the original principal amount of \$94,576.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. EVERBANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. 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



BOB SCHUBERT, LEIGHTON SCHUBERT OR RICKIE SALCIDO  
Substitute Trustee

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

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.  
I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_



NOS00000004643706

EXHIBIT A

LOT ELEVEN (11), BLOCK TWO (2), ALLEN RIDGE SUBDIVISION, PHASE 1, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 673, PAGE 293 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Filed for Record in:  
BRAZOS COUNTY  
On the 11th day of 04/2015  
at  
Dallas, Texas  
County Clerk's Office  
Dallas, Texas  
Book 673, Page 293  
Official Record



NOS0000004643706

### NOTICE OF FORECLOSURE SALE

Book 7033 Page 252

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

SEE EXHIBIT "A"

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/17/2005 and recorded in Book 7033 Page 252 real property records of Brazos County, Texas.

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

Date: 06/02/2015

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 MELVA ROOKS, provides that it secures the payment of the indebtedness in the original principal amount of \$76,086.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and BANK OF AMERICA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o BANK OF AMERICA, N.A., 4500 PARK GRANADA, CALABASAS, CA 91302 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 the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

PETE FLOREZ OR TYLER MARTIN OR ORLANDO ROSAS OR ZACHARY FLOREZ OR SHARON ST. PIERRE

15-000563-570  
808 AVENUE B  
COLLEGE STATION, TX 77840

c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

**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"

APN Number: R41741

Legal Description: ALL OF THAT CERTAIN LOT OR PARCEL OF LAND LYING WITHIN THE RICHARD CARTER SURVEY, ABSTRACT NO.8, CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING THAT SAME DENNIS W FERRELL PARCEL OF LAND RECORDED IN VOLUME 282, PAGE 48, DEED RECORDS OF SAID COUNTY ALSO BEING LOT 11, BLOCK 2, OF THE LLOYD D SMITH ADDITION, AN UNRECORDED SUBDIVISION PLAT ON THE BRAZOS COUNTY, APPRAISAL DISTRICT FILES AND BEING FURTHER DESCRIBED AS FOLLOWS:  
BEGINNING AT A FOUND ½ INCH REVAR FOR THE MOST EASTERLY COMMON CORNER WITH THE FRANK MASON PARCEL OF LAND RECORDED IN VOLUME 168, PAGE 208, DEED RECORDS OF SAID COUNTY BEING THE MOST EASTERLY COMMON CORNER OF LOTS 10 AND 11, MARKING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF AVENUE B, SEE THE UNRECORDED PLAT OF LAUTERSTEIN ADDITION FOR STREET WIDTH, CITY OF COLLEGE STATION RECORDS 30' WIDE SIMILAR STREETS, FROM WHICH A FOUND ½ INCH REBAR FOR THE MOST EASTERLY COMMON CORNER OF LOTS 6 AND 7 BEARS SOUTH 45 DEGREES 00 MINUTES EAST, A DISTANCE OF 159.84' ;  
THENCE NORTH 45 DEGREES 00 MINUTES WEST ALONG SAID AVENUE B FOR THE BASIS OF BEARINGS OF THIS SURVEY, A DISTANCE OF 69.00 CITED AS NORTH 45 DEGREES WEST, A DISTANCE OF 69' PER SAID FERRELL DESCRIPTION, TO A SET P.K. NAIL IN PAVEMENT FOR THE MOST NORTHERLY CORNER OF LOT 11;  
THENCE SOUTH 46 DEGREES 26 MINUTES WEST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PRESTON STREET, WIDTH SHOWN AS 30' PER SAID LAUTERSTEIN ADDITION PLAT, A DISTANCE OF 140.76' TO A SET CHISELED "X" IN CONCRETE CURB FOR THE MOST NORTHERLY COMMON CORNER OF LOTS 11 AND 13;  
THENCE SOUTH 44 DEGREES 59 MINUTES EAST, A DISTANCE OF 69.00' TO A FOUND ½ INCH REBAR AND PLASTIC CAP R.P.L.S. NO. 2972 FOR THE COMMON CORNER OF LOTS 10, 11, 13 AND 14, FROM WHICH A FOUND ½ INCH REBAR FOR THE COMMON CORNER OF LOTS 9, 10, 14 AND 15 BEARS SOUTH 44 DEGREES 59 MINUTES EAST, A DISTANCE OF 39.33';  
THENCE NORTH 46 DEGRESS 26 MINUTES EAST, A DISTANCE OF 140.78' TO THE POINT OF BEGINNING.

### NOTICE OF FORECLOSURE SALE

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

LOT EIGHT (8), BLOCK TWO (2), COLLEGE HILLS ESTATES, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 96, PAGE 498 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/09/2007 and recorded in Book 7818 Page 250 real property records of Brazos County, Texas.

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

Date: 06/02/2015

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 STEPHEN BRUCE UNGER, JR., provides that it secures the payment of the indebtedness in the original principal amount of \$124,800.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Ocwen Loan Servicing, LLC 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 Ocwen Loan Servicing, LLC 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 the mortgagee has requested a Substitute Trustee conduct this sale. 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

14-006027-670  
311 WALTON DRIVE  
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.**



FILED  
JUN 2 2015  
Brazos County, Texas  
Clerk of the County Court

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. Property described as follows:

**Tract One:** Being all that certain 3.014 acre tract or parcel of land lying and being situated in the MARY LAWRENCE SURVEY, Abstract 30, Brazos County, Texas, also being that same tract of land owned by Roddy and Jacquelyn Waites as recorded in Volume 713, Page 931, Official Records of Brazos County, Texas, also being part of a called 13.96 acre tract owned by Beverly McGee as recorded in Volume 6537, Page 70, Official Records of Brazos County, Texas, the 3.014 acre tract being more particularly described in Exhibit "A" attached hereto.

**Tract Two: Easement:** Being a tract of land containing 0.2215 acres, out of and part of the MARY LAWRENCE SURVEY, Abstract 30, also being out of and part of a called 10.92 acre tract owned by Beverly McGee as recorded in Volume 1368, Page 1, Official Records of Brazos County, Texas, the 0.2215 acre access easement being more particularly described in Exhibit "A" attached hereto.

**Tract Three:** Being all that certain 5.00 acre tract or parcel of land lying and being situated in the MARY LAWRENCE SURVEY, Abstract No. 30, Brazos County, Texas and being out of the 10.73 acre tract of land owned by Kenneth Melesky as recorded in Volume 6946, Page 247, Official Records of Brazos County, Texas, the 5.00 acres tract being more particularly described in Exhibit "B" attached hereto.

2. Date, Time, and Place of Sale.

The sale is scheduled to be held at the following date, time and place:

Date: June 2, 2015  
Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter.  
The sale shall be completed by no later than 4:00 P.M.  
Place: The Steps of the Brazos County Courthouse

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by **Jonathan Bruton**. The deed of trust is dated April 2, 2008, and is recorded in the office of the County Clerk of Brazos County, Texas, in Volume 8525, Page 84 of the Official Public Records of Brazos County, Texas; said deed of trust being modified in a Modification Deed of Trust dated June 24, 2013, and is recorded in the office of the County Clerk of Brazos County, Texas, in Volume 11434, Page 194 of the Official Public Records of Brazos County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Real Estate Lien Note in the original principal amount of \$173,500.00 executed by **Jonathan Bruton** and payable to the order of **Citizens State Bank**; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of **Jonathan Bruton**. Citizens State Bank is the current owner and holder of the obligations and is the beneficiary under the deed of trust.

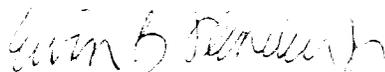
As of April 23, 2015, there was owed \$156,155.47 on the note, which includes principal and interest. The note is bearing interest at the rate of \$37.53 per day thereafter.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Burns & Reyes-Burns  
Attention: Jeffrey Burns  
P.O. Box 429  
Somerville, Texas 77879  
Telephone: 979-596.3424

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

DATED this the 22<sup>nd</sup> day of April, 2015.



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Ervin B. Flencher, Jr., Trustee  
Post Office Box 518  
Somerville, Texas 77879  
(979) 596-1421  
(979) 596-3867

**EXHIBIT "A"**

**TRACT ONE:**

Being all that certain 3.014 acre tract or parcel of land lying and being situated in the MARY LAWRENCE SURVEY, Abstract 30, Brazos County, Texas, also being that same tract of land owned by Roddy and Jacquelyn Waites as recorded in Volume 713, page 931, Official Records of Brazos County, Texas, also being part of a called 13.95 acre tract owned by Beverley McGee as recorded in Volume 6537, page 70, Official Records of Brazos County, Texas, the 3.014 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northeast corner of this tract also being a point along the south boundary line of the called 10.92 acres, Beverly McGee tract, as recorded in Volume 1368, page 1, Official Records of Brazos County, Texas, also being a north corner of the called 48.87 acres, Justin Irick tract, as recorded in Volume 2229, page 329, Official Records of Brazos County, Texas;

THENCE along the common line between this tract and the said Irick tract the following calls and distances;

South 05° 08' 52" West, a distance of 415.70 feet to a 1/2 inch rod found for the southeast corner;

South 62° 04' 37" West, a distance of 272.98 feet to a 5/8" iron rod set for the southwest corner;

North 01° 24' 10" West, a distance of 674.42 feet to a 5/8" iron rod set for the northwest corner of this tract, also being a north corner of the said Irick tract, also being a point along the southeast right-of-way line of Pine Tree Road, a variable with right-of-way, also being the southwest corner of the said called 10.92 acres McGee tract;

THENCE along the common line between this tract and the said called 10.92 acres McGee tract, south 83° 40' 53" East, a distance of 294.11 feet to the PLACE OF BEGINNING, containing 3.014 acres, more or less.

**TRACT TWO: EASEMENT**

Being a tract of land containing 0.2215 acres, out of and part of the MARY LAWRENCE SURVEY, Abstract 30, also being out of and part of a called 10.92 acre tract owned by Beverly McGee as recorded in Volume 1368, page 1, Official Records of Brazos County, Texas, the 0.2215 acre access easement being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of this access easement, also being a point at the intersection of the southeast right-of-way line of Pine Tree Road, a variable width right-of-way and the south right-of-way line of Farm to Market Road 974, a variable with right-of-way, also being the northwest corner of the said McGee called 10.92 acre tract;

THENCE along the said south right-of-way line of Farm to Market Road 974, South 88° 09' 00" East, a distance of 41.87 feet to a point for the northeast corner of this access easement, also being a point along the said south right-of-way line of Farm to Market Road 974, also being a point along the north boundary line of the said McGee called 10.92 acre tract;

THENCE across the said McGee called 10.92 acre tract south 46° 05' 13" west, a distance of 323.81 feet to a point for the southeast corner of this access easement, also being a point along the south boundary line of the said McGee called 10.92 acre tract, also being a point along the north boundary line of the Beverly McGee called 3.01 acre tract, as recorded in Volume 713, page 391, Official Records of Brazos County, Texas;

THENCE along the common line between this access easement and the said McGee called 3.01 acre tract north 83° 49' 53" west, a distance of 39.03 feet to a 5/8" iron rod set for the southwest corner of this access easement, also being the southwest corner of said McGee called 10.92 acre tract, also being the northwest corner of the said McGee called 3.01 acre tract; also being the northeast interior corner of the Justin Irick called 48.87 acre tract, as recorded in Volume 2228, page 328, Official Records of Brazos County, Texas;

THENCE along the common line between this access easement and the said Irick called 48.87 acre tract and continuing along the said southeast right-of-way line of Pine Tree Road, North 46° 05' 13" East, a distance of 319.56 feet to the PLACE OF BEGINNING, containing 0.2215 acres, more or less.

S.B.  
Initials

**EXHIBIT "B"**

Being all that certain 5.00 acre tract or parcel of land lying and being situated in the MARY LAWRENCE SURVEY, Abstract No. 30, Brazos County, Texas and being out of the 10.73 acre tract of land owned by Kenneth Melesky as recorded in Volume 6946, page 247, Official Records of Brazos County, Texas, the 5.00 acres tract being more particularly described as follows:

COMMENCING at a 1/2" iron rod found for the east corner of the said 10.73 acre Melesky tract, also being a point along the south right of way line of Farm to Market Road 974, a variable width right of way, also being the north corner of the Albert Payne tract of land as recorded in Volume 1491, page 322, Official Records of Brazos County, Texas;

THENCE along the said south right of way of Farm to Market 974, North 88° 09' 00" West, a distance of 792.85 feet to a 5/8" iron rod set for the PLACE OF BEGINNING of this tract, also being the east corner of this tract, also being a point along the north boundary line of the said 10.73 acre Melesky tract, also being a point along the said south right of way of Farm to Market 974;

THENCE severing the said 10.73 acre Melesky tract, South 46° 06' 00" West, a distance of 403.02 feet to a 5/8" iron rod set for the south corner of this tract, also being a point along the south boundary line of the said 10.73 acre Melesky tract, also being a point along the north boundary line of the Justin Irick tract of land as recorded in Volume 2229, page 329, Official Records of Brazos County, Texas;

THENCE along the common line between this tract and the said Irick tract, North 84° 08' 20" West, a distance of 526.26 feet to a 1/2" iron rod found for an angle point of this tract, also being the north corner of the said Irick tract, also being the east corner of the Jonathan Bruton tract of land as recorded in Volumes 7565, page 60, Official Records of Brazos County, Texas;

THENCE along the common line between this tract and the said Bruton tract the following calls and distances:

North 83° 40' 53" West, a distance of 255.07 feet to a 5/8" iron rod found for the west corner of this tract;  
North 46° 05' 13" East, a distance of 323.81 feet to a 5/8" iron rod found for the north corner of this tract, also being a northeast corner of the said Bruton tract, also being a point along the said south right of way of Farm to Market 974;

THENCE along the said south right of way of Farm to Market 974, South 88° 09' 00" East, a distance of 834.60 feet to the PLACE OF BEGINNING, containing 5.00 acres of land, more or less.

On: Apr 17, 2015 at 04:37P

As a  
Posting Real Estate Notice

COPY

Amount 2.00

Receipt Number - 541251

By:  
Debbie Baker

**NOTICE OF FORECLOSURE SALE**

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

Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas, and being Lot Eight (8), MESQUITE FLATS, a subdivision in Brazos County, Texas, according to plat recorded in Volume 1981, page 77, Official Public Records of Brazos County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Volume 7582, Page 254 of the 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: June 2, 2015

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: The Atrium on the first floor of the Brazos County Administration Building located at 200 South Texas Avenue, Bryan, Texas

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

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

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary 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.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by MELINDA LEE ESPARZA.

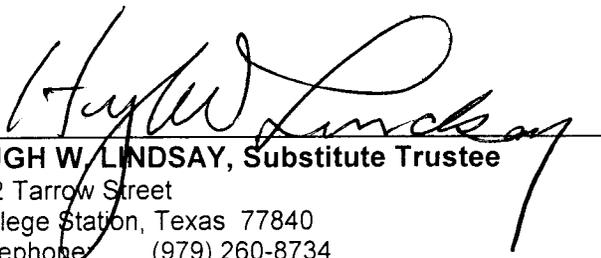
The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the Real Estate Lien Note in the original principal amount of \$16,769.44, executed by MELINDA LEE ESPARZA, and payable to the order of RICHARD PENA. RICHARD PENA is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, RICHARD PENA.

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

Dated: ~~16~~ April 2015  
17 April 2015

  
**HUGH W. LINDSAY, Substitute Trustee**  
412 Tarrow Street  
College Station, Texas 77840  
Telephone: (979) 260-8734  
Facsimile: (979) 260-8736  
Email: hugh@txcyber.com  
State Bar Number 12368500

Current Borrower: ALEXANDRA CASTILLO, A SINGLE WOMAN  
MHA File Number: TX-15-24965-FC  
VA/FHA/PMI Number:  
Loan Type: FHA  
Property Address: 3806 WOODY LN. BRYAN, TX 77803

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
4/17/2012

**Grantor(s)/Mortgagor(s):**  
ALEXANDRA CASTILLO, A SINGLE WOMAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR BANK OF AMERICA, N.A., ITS  
SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC

**Recorded in:**  
**Volume:** 10627  
**Page:** 202  
**Instrument No:** 01117519

**Property County:**  
BRAZOS

**Mortgage Servicer:**  
M&T Bank is representing the Current  
Beneficiary/Mortgagee under a servicing agreement  
with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Fountain Plaza, Buffalo, NY 14203

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

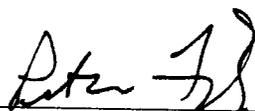
**Date of Sale:** 6/2/2015

**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.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):** 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.

  
Pete Florez or Tyler Martin or Orlando Rosas or  
Zachary Florez or Sharon St. Pierre  
or Cole D. Patton  
or Catherine Allen-Rea  
McCarthy, Holthus & Ackerman, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075



4521880

**EXHIBIT "A"**

**Metes and bounds description of all that certain tract or parcel of land lying and being situated in Bryan, Brazos County, Texas. Said tract being a portion of Lots 13 and 14, Woodville Acres, according to the Plat recorded in Volume 161, Page 2, of the Deed Records of Brazos County, Texas, and being the same tract of land called 100 feet by 200 feet as described by a deed to Florence Elizabeth Vavra Wilder recorded in Volume 2501, Page 238 of the Official Public Records of Brazos County, Texas.**

**Said tract being more particularly described by metes and bounds as follows:**

**BEGINNING at a 1/2 inch iron rod found on the southwest line of Woody Lane marking the east corner of said Wilder tract and the north corner of a called 100 foot by 20 foot tract as described by a deed to Luis Miranda and wife, Maria Hortencia Miranda recorded in Volume 3520, Page 63 of the Official Public Records of Brazos County, Texas;**

**THENCE: S 42° 18' 12" W through said Lots 13 and 14 and along the common line of said Wilder tract and said Miranda tract for a distance of 199.89 feet to a chain link fence corner post found marking the common corner of said Wilder tract and said Miranda tract and the east corner of a called 100 foot by 200 foot tract as described by a deed to Susana Chavez recorded in Volume 4639, Page 84 of the Official Public Records of Brazos County, Texas, for reference a 3/8 inch iron rod found marking the south corner of said Miranda tract bears: S 48° 22' 05" E for a distance of 99.87 feet;**

**THENCE: N 48° 22' 05" W through said Lot 14 and along the common line of said Wilder tract and said Chavez tract for a distance of 99.87 feet to a 5/8 inch iron rod found marking the common corner of said Wilder tract and said Chavez tract;**

**THENCE: N 42° 16' 51" E through said Lots 14 and 13 and along the northwest line of said Wilder tract for a distance of 199.82 feet to a 1/2 inch iron rod found on the southwest line of Woody Lane marking the north corner of said Wilder tract;**

**THENCE: S 48° 24' 23" E along the southwest line of Woody Lane for a distance of 99.95 feet to the POINT OF BEGINNING containing 0.459 of an acre of land, more or less.**

**Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item No. 2 of Schedule B.**

NOTICE OF FORECLOSURE SALE

1. *Property to Be Sold.* The property to be sold is described as follows:  
Lot Eleven (11), Block Two (2) of the Wood Knoll Subdivision, Bryan, Brazos County, Texas; including that certain manufactured home described as Ser:12506781 HUB# TEX0141722; and more commonly known as 3806 Iverson, Bryan, Texas 77803.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Volume 12022, page 56 of the real property records of Brazos County, Texas.

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

**Date:** June 2, 2015

**Time:** The sale will begin no earlier than 9:00 a.m. or not later than three hours thereafter. The sale will be completed no later than 3:00 p.m.

**Place of Sale:** 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.

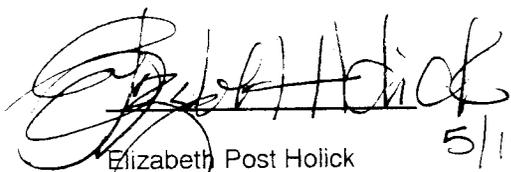
4. *Terms of Sale.* This sale will be conducted as a public auction to the highest bidder for cash or owner financing at terms to be decided as accepted. Those desiring to purchase the property will need to demonstrate their ability to pay their bid if their bid is accepted.

Pursuant to section 51.009 of 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 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 recorded 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 Mortgager, the Mortgagee or the Mortgagee's attorney.

5. *Obligations Secured.* The Deed of Trust executed by CHRISTOPHER CARTER, SR. AND JACQUILINE C. CARTER; provides that it secures the payment of the indebtedness in the original principle amount of \$34,000.00 and obligations therein described including but not limited to (a) promissory note; and (b) all renewals and extensions for the note. ELIZABETH POST HOLICK is the current lender of the note and deed of trust.

6. *Default and Request Act.* Default has occurred under the deed of trust and the lender will conduct this sale. Notice is given that before the sale the mortgagee may appoint another person to substitute trustee to conduct the sale.

  
Elizabeth Post Holick  
1911 Nuches Lane  
Bryan, TX 77803  
5/12/15

**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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**STATE OF TEXAS**

§

**COUNTY OF BRAZOS**

§

§

Date:

May 10, 2015

Borrower:

Those parties listed on Schedule 1 attached hereto and made a part hereof.

Borrower's Addresses:

c/o D. James Barton  
8100 Macomb Street  
P.O. Box 417  
Grosse Ile, Michigan 48138

Holder:

**LBUBS 2006-C7 GOVERNMENT PORTFOLIO  
MASTER SPE, LLC**, a Delaware limited liability  
company

Holder's Address:

c/o LNR Partners, LLC  
1601 Washington Avenue, Suite 700  
Miami Beach, Florida 33139

Substitute Trustees:

Jeffrey J. Zissa, Mark L. Patterson, R. Terry Miller, Britton B. Green, Peggy J. McNees, John A. Bain, Ashley Todd, Wanda Gage, Stuart Graves, Janice Reynolds, Keitha Ewing, Pete Florez, Tyler Martin, Orlando Rosas, Zachary Florez, Sharon St. Pierre, each of whom is an individual and may act alone or together (each a "Substitute Trustee")

Substitute Trustees' Address:

c/o Akin Gump Strauss Hauer & Feld LLP  
1700 Pacific Avenue, Suite 4100  
Dallas, Texas 75201  
Attention: Jeffrey J. Zissa, Esq.



**Deed of Trust:** Deed of Trust, Security Agreement and Fixture Filing

**Date:** as of November 10, 2006

**Grantor:** **GENESIS BRYAN PRS PROPERTIES, LLC**, a Michigan limited liability company

**Lender:** UBS Real Estate Investments Inc., a Delaware corporation

**Trustee:** Reno Hartfiel (who has been replaced)

**Secures:** Obligations under the Promissory Note (the "**Note**"), dated November 10, 2006, in the original principal amount of \$96,476,000.00, executed by those parties set forth on **Schedule 1** attached hereto and made a part hereof, payable to the order of Lender and currently held by Holder.

**Recording:** Recorded December 4, 2006, as Document No. 00947775, in Official Records Book 7713, Page 59, in the Official Records of Brazos County, Texas (the "**Records**"); as assigned by Lender to LaSalle Bank National Association, in its capacity as Trustee for the registered holders of LB-UBS Commercial Mortgage Trust 2006-C7, Commercial Mortgage Pass-Through Certificates, Series 2006-C7, pursuant to that certain Assignment of Deed of Trust, Security Agreement and Fixture Filing, recorded July 17, 2008, as Document No. 01004259, in Official Records Book 8707, Page 206, in the Records; as assigned by Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, in its capacity as Trustee, for the registered holders of LB-UBS Commercial Mortgage Trust 2006-C7, Commercial Mortgage Pass-Through Certificates, Series 2006-C7, to U.S. Bank National Association, as Trustee, successor-in-interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee, for the registered holders of LB-UBS Commercial Mortgage Trust 2006-C7, Commercial Mortgage Pass-Through Certificates, Series 2006-C7, pursuant to that certain Assignment of Deed of Trust, Security Agreement and Fixture Filing and Other Loan Documents, executed on February 1, 2012, recorded February 21, 2012, as Document No. 2012-1112741, in Official Records Book 10542, Page 255, in the Records; and as further assigned by U.S. Bank National Association, as Trustee, successor-in-interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee, for the registered holders of LB-

UBS Commercial Mortgage Trust 2006-C7, Commercial Mortgage Pass-Through Certificates, Series 2006-C7, also known as U.S. Bank National Association, a national banking association organized and existing under the laws of the United States of America, not in its individual capacity but solely in its capacity as Trustee for the registered holders of LB-UBS Commercial Mortgage Trust 2006-C7, Commercial Mortgage Pass-Through Certificates, Series 2006-C7 to Holder, pursuant to that certain Assignment of Deed of Trust, Security Agreement and Fixture Filing and Other Loan Documents, dated on February 19, 2014, recorded March 20, 2014, as Document No. 2014-1187626 in Official Records Book 11907, Page 205 in the Records.

**Property:**

All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the real property is also, for the sake of convenience only, described in Exhibit A, attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the Foreclosure Sale (as defined below) will cover all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

**Foreclosure Sale:**

**Date of Sale:**

Tuesday, June 2, 2015

**Time of Sale:**

The sale of the Property will take place between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the sale will take place is 11:00 A.M., and the sale will commence within three hours of such time.

**Place of Sale:**

The area designated by the Commissioners Court of Brazos County, Texas for foreclosure sales, such designated area, as of the date hereof, being the atrium on the first (1<sup>st</sup>) floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas 77803.

Holder has appointed Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

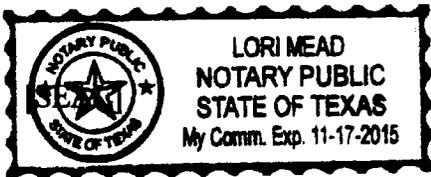
Notice is hereby given that on the Date of Sale, Substitute Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases of the Property, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

*(signature appears on following page)*

Jeffrey J. Zissa  
Print Name: Jeffrey J. Zissa  
Substitute Trustee

STATE OF TEXAS §  
  §  
COUNTY OF DALLAS §

Before me, the undersigned authority, on the 10th day of May, 2015, personally appeared Jeffrey J. Zissa, as Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same in the capacity therein stated.



Lori Mead  
Notary Public, State of Texas

My Commission Expires:  
11-17-2015

LORI MEAD  
Printed Name of Notary

After recording return to:

Jeffrey J. Zissa, Esq.  
Akin Gump Strauss Hauer & Feld LLP  
1700 Pacific Avenue, Suite 4100  
Dallas, Texas 75201

**EXHIBIT A**

**Real Property Legal Description**

**Lot 1, Block 1, Amending Plat of Allen Square Subdivision, Block 1, Lots 1-4, Bryan, Brazos County, Texas, according to the plat filed for record in Volume 3150, Page 251, Official Records of Brazos County, Texas.**

A-1

014728.0637 WEST 204686993 v3  
Bryan, TX (Osborn Lane)

**Schedule 1**

1. BIRMINGHAM USPS, LLC,  
a Michigan limited liability company
2. BLM ROSWELL, LLC,  
a Michigan limited liability company
3. BRYAN DHS, LLC,  
a Michigan limited liability company
4. EL CENTRO GSA, LLC,  
a Michigan limited liability company
5. EL PASO DHS, LLC,  
a Michigan limited liability company
6. GENESIS BRENHAM PROPERTIES, LLC,  
a Michigan limited liability company
7. GENESIS BRYAN PRS PROPERTIES, LLC,  
a Michigan limited liability company
8. GENESIS COPPARES COVE PROPERTIES, LLC,  
a Michigan limited liability company
9. GENESIS DELTAVILLE PROPERTIES, LLC,  
a Michigan limited liability company
10. GENESIS EAST BERNARD PROPERTIES, L.L.C.,  
a Texas limited liability company
11. GENESIS EDINBURG PROPERTIES, LLC,  
a Michigan limited liability company
12. GENESIS FT. WORTH PROPERTIES, LLC,  
a Michigan limited liability company
13. GENESIS FOUR, LLC, D/B/A HAWKINS INS, LLC,  
a Michigan limited liability company
14. GENESIS HAMILTON PROPERTIES, LLC,  
a Michigan limited liability company
15. GENESIS HOUSTON PROPERTIES, LLC,  
a Michigan limited liability company

Schedule 1-1

16. GENESIS SAN ANTONIO PROPERTIES, LLC,  
a Michigan limited liability company
17. GENESIS THREE, LLC D/B/A BOEING INS, LLC,  
a Michigan limited liability company
18. GENESIS WACO-BRYAN PROPERTIES, LLC,  
a Michigan limited liability company
19. GREAT FALLS USFS, LLC,  
a Michigan limited liability company
20. HUGO GSA, LLC,  
a Michigan limited liability company
21. LANSING DHS, LLC,  
a Michigan limited liability company
22. PARIS DHS, LLC,  
a Texas limited liability company
23. PICKERINGTON OWC, LLC,  
a Michigan limited liability company
24. PITTSBURGH KENNEDY, LLC,  
a Michigan limited liability company
25. SIERRA VISTA DE, LLC DBA SIERRA VISTA AGENCY, LLC,  
a Michigan limited liability company
26. SSA BROWNSVILLE, LLC DBA GENESIS BROWNSVILLE PROPERTIES,  
LLC, a Michigan limited liability company
27. SSA EGG HARBOR, LLC,  
a Michigan limited liability company
28. SSA HILLSIDE, LLC,  
a Michigan limited liability company
29. SSA INDEPENDENCE, LLC,  
a Michigan limited liability company
30. VA SAYRE, LLC,  
a Michigan limited liability company

Schedule 1-2

31. WALLER PROPERTIES, LLC,  
a Michigan limited liability company
32. YUMA PROPERTIES, LLC DBA GENESIS YUMA PROPERTIES, LLC,  
a Michigan limited liability company
33. GENESIS CAMERON PROPERTIES, LLC,  
a Michigan limited liability company
34. GENESIS TEAGUE PROPERTIES, LLC,  
a Michigan limited liability company
35. DOUGLAS CUSTOMS, LLC,  
a Michigan limited liability company
36. SSA MILWAUKEE, LLC,  
a Michigan limited liability company
37. DETROIT GSA, LLC,  
a Michigan limited liability company; and
38. LANSING GSA, LLC,  
a Michigan limited liability company

**Schedule 1-3**

STATE OF TEXAS  
COUNTY OF BRAZOS

**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.**

Record Number - 201505  
2015  
Lynn J. Harris

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**STATE OF TEXAS**

§

**COUNTY OF BRAZOS**

§

§

Date:

May 10, 2015

Borrower:

Those parties listed on Schedule 1 attached hereto and made a part hereof.

Borrower's Addresses:

c/o D. James Barton  
8100 Macomb Street  
P.O. Box 417  
Grosse Ile, Michigan 48138

Holder:

**LBUBS 2006-C7 GOVERNMENT PORTFOLIO  
MASTER SPE, LLC**, a Delaware limited liability  
company

Holder's Address:

c/o LNR Partners, LLC  
1601 Washington Avenue, Suite 700  
Miami Beach, Florida 33139

Substitute Trustees:

Jeffrey J. Zissa, Mark L. Patterson, R. Terry Miller, Britton B. Green, Peggy J. McNees, John A. Bain, Ashley Todd, Wanda Gage, Stuart Graves, Janice Reynolds, Keitha Ewing, Pete Florez, Tyler Martin, Orlando Rosas, Zachary Florez, Sharon St. Pierre, each of whom is an individual and may act alone or together (each a "Substitute Trustee")

Substitute Trustees' Address:

c/o Akin Gump Strauss Hauer & Feld LLP  
1700 Pacific Avenue, Suite 4100  
Dallas, Texas 75201  
Attention: Jeffrey J. Zissa, Esq.



**Deed of Trust:** Deed of Trust, Security Agreement and Fixture Filing

**Date:** as of November 10, 2006

**Grantor:** BRYAN DHS, LLC, a Michigan limited liability company

**Lender:** UBS Real Estate Investments Inc., a Delaware corporation

**Trustee:** Reno Hartfiel (who has been replaced)

**Secures:** Obligations under the Promissory Note (the "**Note**"), dated November 10, 2006, in the original principal amount of \$96,476,000.00, executed by those parties set forth on **Schedule 1** attached hereto and made a part hereof, payable to the order of Lender and currently held by Holder.

**Recording:** Recorded December 4, 2006, as Document No. 00947771, in Official Records Book 7713, Page 1, in the Official Records of Brazos County, Texas (the "**Records**"); as assigned by Lender to LaSalle Bank National Association, in its capacity as Trustee for the registered holders of LB-UBS Commercial Mortgage Trust 2006-C7, Commercial Mortgage Pass-Through Certificates, Series 2006-C7, pursuant to that certain Assignment of Deed of Trust, Security Agreement and Fixture Filing, recorded July 17, 2008, as Document No. 01004257, in Official Records Book 8707, Page 194, in the Records; as assigned by Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, in its capacity as Trustee, for the registered holders of LB-UBS Commercial Mortgage Trust 2006-C7, Commercial Mortgage Pass-Through Certificates, Series 2006-C7, to U.S. Bank National Association, as Trustee, successor-in-interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee, for the registered holders of LB-UBS Commercial Mortgage Trust 2006-C7, Commercial Mortgage Pass-Through Certificates, Series 2006-C7, pursuant to that certain Assignment of Deed of Trust, Security Agreement and Fixture Filing and Other Loan Documents, executed on February 1, 2012, recorded February 21, 2012, as Document No. 2012-1112744, in Official Records Book 10542, Page 270, in the Records; and as further assigned by U.S. Bank National Association, as Trustee, successor-in-interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee, for the registered holders of LB-UBS Commercial Mortgage Trust 2006-C7, Commercial

Mortgage Pass-Through Certificates, Series 2006-C7, also known as U.S. Bank National Association, a national banking association organized and existing under the laws of the United States of America, not in its individual capacity but solely in its capacity as Trustee for the registered holders of LB-UBS Commercial Mortgage Trust 2006-C7, Commercial Mortgage Pass-Through Certificates, Series 2006-C7 to Holder, pursuant to that certain Assignment of Deed of Trust, Security Agreement and Fixture Filing and Other Loan Documents, dated on February 19, 2014, recorded March 20, 2014, as Document No. 2014-1187623 in Official Records Book 11907, Page 184 in the Records.

**Property:**

All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the real property is also, for the sake of convenience only, described in Exhibit A, attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the Foreclosure Sale (as defined below) will cover all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

**Foreclosure Sale:**

**Date of Sale:**

Tuesday, June 2, 2015

**Time of Sale:**

The sale of the Property will take place between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the sale will take place is 11:00 A.M., and the sale will commence within three hours of such time.

**Place of Sale:**

The area designated by the Commissioners Court of Brazos County, Texas for foreclosure sales, such designated area, as of the date hereof, being the atrium on the first (1<sup>st</sup>) floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas 77803.

Holder has appointed Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas

Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

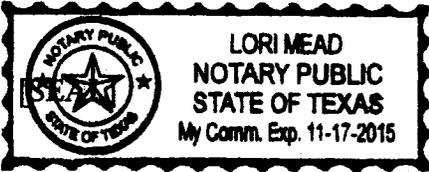
Notice is hereby given that on the Date of Sale, Substitute Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases of the Property, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

*(signature appears on following page)*

Jeffrey J. Zissa  
Print Name: Jeffrey J. Zissa  
Substitute Trustee

STATE OF TEXAS §  
  §  
COUNTY OF DALLAS §

Before me, the undersigned authority, on the 10th day of May, 2015, personally appeared Jeffrey J. Zissa, as Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same in the capacity therein stated.



Lori Mead  
Notary Public, State of Texas

My Commission Expires:  
11-17-2015

LORI MEAD  
Printed Name of Notary

After recording return to:  
  
Jeffrey J. Zissa, Esq.  
Akin Gump Strauss Hauer & Feld LLP  
1700 Pacific Avenue, Suite 4100  
Dallas, Texas 75201

**EXHIBIT A**

**Real Property Legal Description**

**Being all that certain lot, tract or parcel of land being Lot 1, Block 1, ALLEN RIDGE SUBDIVISION, PHASE II, Bryan, Brazos County, Texas, according to the map or plat filed for record in Volume 1244, Page 669, Official Records of Brazos County, Texas.**

A-1

**Schedule 1**

1. BIRMINGHAM USPS, LLC,  
a Michigan limited liability company
2. BLM ROSWELL, LLC,  
a Michigan limited liability company
3. BRYAN DHS, LLC,  
a Michigan limited liability company
4. EL CENTRO GSA, LLC,  
a Michigan limited liability company
5. EL PASO DHS, LLC,  
a Michigan limited liability company
6. GENESIS BRENHAM PROPERTIES, LLC,  
a Michigan limited liability company
7. GENESIS BRYAN PRS PROPERTIES, LLC,  
a Michigan limited liability company
8. GENESIS COPPARES COVE PROPERTIES, LLC,  
a Michigan limited liability company
9. GENESIS DELTAVILLE PROPERTIES, LLC,  
a Michigan limited liability company
10. GENESIS EAST BERNARD PROPERTIES, L.L.C.,  
a Texas limited liability company
11. GENESIS EDINBURG PROPERTIES, LLC,  
a Michigan limited liability company
12. GENESIS FT. WORTH PROPERTIES, LLC,  
a Michigan limited liability company
13. GENESIS FOUR, LLC, D/B/A HAWKINS INS, LLC,  
a Michigan limited liability company
14. GENESIS HAMILTON PROPERTIES, LLC,  
a Michigan limited liability company
15. GENESIS HOUSTON PROPERTIES, LLC,  
a Michigan limited liability company

Schedule 1-1

16. GENESIS SAN ANTONIO PROPERTIES, LLC,  
a Michigan limited liability company
17. GENESIS THREE, LLC D/B/A BOEING INS, LLC,  
a Michigan limited liability company
18. GENESIS WACO-BRYAN PROPERTIES, LLC,  
a Michigan limited liability company
19. GREAT FALLS USFS, LLC,  
a Michigan limited liability company
20. HUGO GSA, LLC,  
a Michigan limited liability company
21. LANSING DHS, LLC,  
a Michigan limited liability company
22. PARIS DHS, LLC,  
a Texas limited liability company
23. PICKERINGTON OWC, LLC,  
a Michigan limited liability company
24. PITTSBURGH KENNEDY, LLC,  
a Michigan limited liability company
25. SIERRA VISTA DE, LLC DBA SIERRA VISTA AGENCY, LLC,  
a Michigan limited liability company
26. SSA BROWNSVILLE, LLC DBA GENESIS BROWNSVILLE PROPERTIES,  
LLC, a Michigan limited liability company
27. SSA EGG HARBOR, LLC,  
a Michigan limited liability company
28. SSA HILLSIDE, LLC,  
a Michigan limited liability company
29. SSA INDEPENDENCE, LLC,  
a Michigan limited liability company
30. VA SAYRE, LLC,  
a Michigan limited liability company

Schedule 1-2

31. WALLER PROPERTIES, LLC,  
a Michigan limited liability company
32. YUMA PROPERTIES, LLC DBA GENESIS YUMA PROPERTIES, LLC,  
a Michigan limited liability company
33. GENESIS CAMERON PROPERTIES, LLC,  
a Michigan limited liability company
34. GENESIS TEAGUE PROPERTIES, LLC,  
a Michigan limited liability company
35. DOUGLAS CUSTOMS, LLC,  
a Michigan limited liability company
36. SSA MILWAUKEE, LLC,  
a Michigan limited liability company
37. DETROIT GSA, LLC,  
a Michigan limited liability company; and
38. LANSING GSA, LLC,  
a Michigan limited liability company

Schedule 1-3

Our File Number: 14-19097

Name: DONNA O DAUGHTRY SINGLE WOMAN

As a  
Brazos Real Estate Notice

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on JULY 2, 2007, DONNA O DAUGHTRY SINGLE WOMAN, executed a Deed of Trust conveying to DAVID W. MANN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR CITIZENS MORTGAGE CORP., A TEXAS CORPORATION, in the payment of a debt therein described, said Deed of Trust being recorded under County Clerk Number 00968129, Volume 8078, Page 237, 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, JUNE 2, 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 THREE (3), BLOCK TEN (10), WESTFIELD VILLAGE, PHASE FOUR, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7165, PAGE 44 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 1014 CRESTED POINT DRIVE  
COLLEGE STATION, TX 77845

Mortgage Servicer: PENNYMAC LOAN SERVICES, LLC

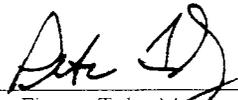
Noteholder: PENNYMAC LOAN SERVICES, LLC  
6101 CONDOR DRIVE, SUITE 200  
MOORPARK, CA 93021

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, April 13, 2015.

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

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



4519880

Our File Number: 390.100220

Name: NORMAN SMITH AND DONNA SMITH, HUSBAND AND WIFE, AS COMMUNITY PROPERTY

Filed for Record in  
BRAZOS COUNTY  
OFFICE OF THE COUNTY CLERK  
DATE: APR 13 2015 10:04:15

**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.**

WHEREAS, on July, 17 2008, NORMAN SMITH AND DONNA SMITH, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, executed a Deed Of Trust conveying to TOMMY BASTIAN, BARRETT BURKE WILSON CASTLE DAFFIN & FRAPPIER, LLP as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 01004685, Volume 8714, 172 in the DEED OF TRUST OR REAL PROPERTY records of BRAZOS COUNTY, TX; 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:

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **June 2, 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; specifically, the Atrium of the 1st Floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

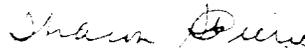
Said Real Estate is described as follows:

LOT EIGHT (8), 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.

Property Address: 3304 TIMBERLINE DRIVE  
BRYAN, TX 77803  
Mortgage Servicer: Carrington Mortgage Services, LLC  
Noteholder: Carrington Mortgage Services, LLC  
1610 E. St. Andrew Pl #B150  
Santa Ana, CA 92705

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. 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.

WITNESS MY HAND this day, April 13, 2015.



Sharon St. Pierre, Robert Lamont, Cheryl Lamont, Bob Schubert, Leighton Schubert, Ricky Salcido, Chance Oliver or Bret Allen, Substitute Trustee  
c/o Angel Reyes & Associates, P.C.  
5950 Berkshire Lane, Suite 410  
Dallas, TX 75225  
214-526-7900

NOTICE OF SALE

THE STATE OF TEXAS

§  
§  
§

COUNTY OF BRAZOS

FILED

BY VIRTUE OF ORDERS OF SALE DATED the 1st day of May, 2015, and issued pursuant to judgment decrees of the District Court of Brazos County, Texas, by the Clerk of said Court on said date in the hereinafter numbered and styled causes, and to me directed and delivered as Sheriff of said Court, I have on the 1st day of May, 2015, seized, levied upon, and will on the 2nd day of June, 2015, at the County Administration Building, at 10:00 AM on said day, proceed to sell for cash to the highest bidder all of the right, title, and interest of the defendants in such suit in and to the following described real estate levied upon as the property of said defendants, as provided for by the TEXAS PROPERTY TAX CODE.

All of the following properties being located in Brazos County, Texas and each property being more particularly described on an instrument recorded in the Volume and Page reference (V\_\_\_/P\_\_\_) or document number of the Deed Records, Brazos County, Texas. The approximate property addresses reflected herein are the addresses on the tax records and may or may not be completely accurate.

2015  
MAY 19  
2015  
QUEEN COUNTY CLERK  
W. J. [Signature]

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #
1	09-002416-CV-272	County of Brazos v Nettie Davis et al	Lots 19 through 25, Block 18, Castle Heights Subdivision, City of Bryan, Brazos County, Texas (Volume 171, Page 615 and Volume 189, Page 389 of the Deed Records, Brazos County, Texas), 1209 Douglas St., Bryan, Texas 77803, Account #000000021511
2	09-002416-CV-272	County of Brazos v Nettie Davis et al	Lots 8 through 11, Block 22, Castle Heights Subdivision, City of Bryan, Brazos County, Texas (Volume 189, Page 387 of the Deed Records, Brazos County, Texas), 1203 Lincoln St., Bryan, Texas 77808, Account #000000021556
3	11-003096-CV-272	The County of Brazos, Texas v Robert Earl Lockett et al	All of Lot 4 and Part of Lot 5, Block 5, Austin Addition, City of Bryan, Brazos County, Texas (Volume 1222, Page 318 of the Official Records, Brazos County, Texas), 1007 Dansby St., Bryan, Texas 77803-2816, Account #000000017516
4	12-001825-CV-85	The County of Brazos, Texas v Matthew T. Greene et al	Lot 2, Block 34, Woodcreek Addition, Phase 10B, City of College Station, Brazos County, Texas (Volume 4218, Page 200, Official Public Records, Brazos County, Texas), 1503 Woodcreek Dr, College Station, Texas 77845-8793, Account #000000104876
5	12-003333-CV-85	The County of Brazos, Texas v James A. Curry et al	Lot 18, Block 9, Castle Heights Addition, City of Bryan, Brazos County, Texas and a manufactured home, Serial # F-42C10DRH (Volume 491, Page 699, Deed Records, Brazos County, Texas), Tisdale Street, Account #000000021423
6	14-000630-CV-272	The County of Brazos, Texas v Migel Flores et al	All of Lot 1 & part of Lot 2, Block 124, City of Bryan Townsite, Brazos County, Texas (Volume 7455, Page 248, Deed Records, Brazos County, Texas), 600 North Bryan Avenue, Bryan, Texas 77803-3330, Account #000000022559
7	14-000778-CV-85	The County of Brazos, Texas v Abel Santiago Hernandez et al	0.975 acre, more or less, being Lot 4.3, Block 16, SFA #9 Addition, City of Bryan, Brazos County, Texas (Volume 8739, Page 233, Deed Records, Brazos County, Texas), 1710 West 28th Street, Bryan, Texas 77803-2201, Account #000000086702
8	14-000797-CV-361	The County of Brazos, Texas v John E. Velasquez et al	Lots 1, 2 & 3, Block 3, J W James Addition, City of Bryan, Brazos County, Texas (Volume 2884, Page 12, Deed Records, Brazos County, Texas), 103 Koenig Street, Bryan, Texas 77801-2128, Account #000000029885
9	14-001283-CV-272	The County of Brazos, Texas v Jimmy Lynn McClendon et al	6.417 acres, more or less, being Lot 46.2, Block 18, SFA #10 Addition, Tract-192, City of Bryan, Brazos County, Texas and a manufactured home, Serial #N01733V, Label #RAD0201574 (Volume 1162, Page 174, Deed Records, Brazos County, Texas), 3712 East State Highway 21, Bryan, Texas 77808-0933, Account #000000040154
10	14-001283-CV-272	The County of Brazos, Texas v Jimmy Lynn McClendon et al	4.62 acres, more or less, being Lot 46, Block 18, SFA #10 Addition, Tract 191, City of Bryan, Brazos County, Texas (Volume 1089, Page 63, Deed Records, Brazos County, Texas), East State Highway 21, Bryan, Texas 77803, Account #000000040152
11	14-001971-CV-85	The County of Brazos, Texas v Lisa Carmona	Lot 161, Benchley Oaks, Brazos County, Texas (Volume 10689, Page 47, Deed Records and Plat 368, Page 671, Plat Records, Brazos County, Texas), 6271 Redbud Drive, Account #000000018057
12	14-002483-CV-85	The County of Brazos, Texas v Jeffrey Alan Witt et al	Lot 27, Block 2, Phase 2, Windwood Addition, City of College Station, Brazos County, Texas (Volume 2611, Page 309, Deed Records, Brazos County, Texas), 6405 Windwood Drive, College Station, Texas 77845-3808, Account #000000049050
13	14-002714-CV-85	The County of Brazos, Texas v Kristin W. Stoley	Lot 21, Block 1, Briarcrest Ridge, Phase 1 Addition, City of Bryan, Brazos County, Texas (Volume 4070, Page 194, Deed Records, Brazos County, Texas), 3205 Red Robin Loop, Bryan, Texas 77802-3030, Account #000000019460
14	14-002971-CV-85	The County of Brazos, Texas v Doreen Formby Scarmardo	Block 1, Lot 2, Loch "N" Green, City of Bryan, Brazos County, Texas (Volume 8659, Page 64 of the Deed Records, Brazos County, Texas), 3909 Brighton Drive, Bryan, Texas 77802-5844, Account #000000099781

This sale will be conducted to satisfy the judgment(s) for delinquent property taxes and accrued penalties and interests due on the properties described herein, and for all costs of court and sale.

I do hereby verify that true and correct copies of the foregoing Joint Notice of Sale have been delivered by United States Certified Mail, Return Receipt Requested, and by regular mail, to each of the Defendants named in each of the numbered and styled causes.

DATED the 1st day of May, 2015, at Bryan, Texas



CHRISTOPHER C. KIRK  
Sheriff, Brazos County, Texas

You may contact the attorney for the taxing units at (979) 775-1888.

PHH MORTGAGE CORPORATION (PHH)  
BROOKS, MICHELE  
908 DOVE LANDING AVENUE, COLLEGE STATION, TX  
77845

VA 45-49-t-1108895  
Our File Number: 14-018843

Filed for Record in  
BRAZOS COUNTY

June 01, 2015 at 11:41:41

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 30, 2010, MICHELE RENEE BROOKS, A FEME SOLE, as Grantor(s), executed a Deed of Trust conveying to MICHAEL J. BROKER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR USAA FEDERAL SAVINGS BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of BRAZOS COUNTY, TX and is recorded under Clerk's File/Instrument Number 01068303, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **June 2, 2015** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 A.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in BRAZOS COUNTY, TX 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of BRAZOS, State of Texas:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT FIVE (5), BLOCK ELEVEN (11), DOVE CROSSING SUBDIVISION, PHASE 3, AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8130, PAGE 258, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 908 DOVE LANDING AVENUE  
COLLEGE STATION, TX 77845  
Mortgage Servicer: PHH MORTGAGE CORPORATION  
Noteholder: PHH MORTGAGE CORPORATION  
2001 BISHOPS GATE BLVD.  
ATTN: MAIL STOP SV-01  
MOUNT LAUREL, NEW JERSEY 08054

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.

  
SUBSTITUTE TRUSTEE  
PETE FLOREZ OR ZACHARY FLOREZ OR ORLANDO  
ROSAS OR BOBBY BROWN  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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 military service to the sender of this notice immediately.**