

Our File Number: 15-04613

Name: MICHAEL W. MEEK AND STEPHANIE D. MEEK, HUSBAND AND WIFE AS COMMUNITY PROPERTY

**NOTICE OF TRUSTEE'S SALE**

Record Number - 0-001-

WHEREAS, on or about APRIL 24, 2012, MICHAEL W. MEEK AND STEPHANIE D. MEEK, HUSBAND AND WIFE AS COMMUNITY PROPERTY, executed a Deed of Trust/Security Instrument conveying to STEVE HOLMES LAW FIRM, P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR R.H. LENDING, INC. in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 01118595, Volume 10648, Page 48, 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, JULY 7, 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:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JAMES HOPE LEAGUE, A-22, BRAZOS COUNTY, TEXAS, AND BEING A PART OF THAT 51.80 ACRE TRACT OF LAND LISTED AS "SECOND TRACT" DESCRIBED IN WARRANTY DEED FROM MAXINE CREED DOWLING TO MARY CREED WORSHAM, RECORDED IN VOLUME 332, PAGE 516, DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 6701 KOPPE BRIDGE RD  
COLLEGE STATION, TX 77845

Mortgage Servicer: LOANCARE, LLC

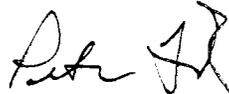
Noteholder: FREEDOM MORTGAGE CORPORATION  
3637 SENTARA WAY, SUITE 303  
VIRGINIA BEACH, VA 23452

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, May 11, 2015.



Pete Florez, Tyler Martin, Oriando Rosas, Zachary Florez, Sharon St. Pierre, Bob Schubert, Leighton Schubert, or Rickie Salcido, Substitute Trustee

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



4524465

Being all that certain tract or parcel of land lying and being situated in the JAMES HOPE LEAGUE, A-22, Brazos County, Texas, and being a part of that 51.80 acre tract of land listed as "Second Tract" described in Warranty Deed from Maxine Creed Dowling to Mary Creed Worsham, recorded in Volume 332, page 516, Deed Records of Brazos County, Texas, and being described as follows:

COMMENCING at a 1/2" iron rod found at the northeast corner of a 5.50 acre tract of land conveyed to Robert L. Bland and wife, Leisa D. Bland (2851/322), same being in the south line of Koppe Bridge Road;

THENCE S 66° 36' 30" E - 369.19 feet and S 63° 30' 01" E - 154.31' along said Koppe Bridge Road line to a 1/2" iron rod w/cap set for the PLACE OF BEGINNING, same being in the north corner of this tract;

THENCE S 58° 50' 30" E - 101.03 feet S 62° 29' 31" E - 103.26 feet and S 49° 37' 47" E - 235.01 feet continuing along said Koppe Bridge Road line to a 1/2" iron rod w/cap set for the east corner of this tract;

THENCE S 15° 54" W - 398.18 feet to a 1/2" iron rod w/cap set for the south corner of this tract;

THENCE N 26° 47' 38" W - 145.90 feet to a 1/2" iron rod w/cap set for the west corner of this tract;

THENCE N 35° 33' 54" E - 185.48 feet to the PLACE OF BEGINNING, and containing 1.63 acres of land, more or less. And being the same property described in Deed from Sheryl A. Oliver, et al to Michael W. Meek, et ux, dated January 20, 2006, recorded in Volume 7187, page 89, Official Records of Brazos County, Texas.

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 or quantity 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 2 of Schedule B hereof.

Filed for Record in:  
BRAZOS COUNTY

On: Apr 30, 2012 at 03:33P

As a  
Recording

Document Number: 01118595

Amount 72.00

(151894.PFD/151894/16)

Receipt Number - 436816

By:  
Amber Noehlman

STATE OF TEXAS

COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Apr 30, 2012

Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

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: July 07, 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 February 22, 2013 and recorded in Document CLERK'S FILE NO. 01147192 real property records of BRAZOS County, Texas, with DANIEL S DEAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DANIEL S DEAN, securing the payment of the indebtednesses in the original principal amount of \$176,739.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

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.

Declarant's Name: \_\_\_\_\_  
Date: \_\_\_\_\_



EXHIBIT "A"

LOT SEVENTEEN (17), BLOCK FIVE (5), REVISED SOUTHWOOD SECTION FIVE, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 284, PAGE 516 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.



NOS00000005187729

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: July 07, 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 May 27, 2004 and recorded in Document VOLUME 6078, PAGE 1 real property records of BRAZOS County, Texas, with TELINA TABORDA, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TELINA TABORDA, securing the payment of the indebtednesses in the original principal amount of \$114,665.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ALTERNATIVE LOAN TRUST 2004-9 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715



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: \_\_\_\_\_



EXHIBIT "A"

ALL OF LOT THIRTY-EIGHT (38), BLOCK ONE (1), WESTFIELD VILLAGE, PHASE ONE, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4770, PAGE 181 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.



NOS0000004868378

Filed for Record in  
BRAZOS COUNTY

On: May 18, 2015 at 10:50 AM

As a  
First and Final Estate Return

Amount: \$ 0.00

Property Number: 543502  
P.O.  
Brazos County

NOTICE OF TRUSTEE'S SALE

Date: May 18, 2015

Trustee: Bruce L. Erratt

Trustee's Address: 218 North Main  
Bryan, Brazos County, Texas 77803

Note: January 5, 2015

Deed of Trust:

Date: January 5, 2015

Grantor: Bernard Jones

Mortgagee: Diane Sanders Jones

Recording Information: Deed of Trust recorded in Volume 12464, Pages 184 through 190, inclusive, of the Official Records of Brazos County, Texas.

Property: All that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas, and being more particularly described on Exhibit "A" attached hereto and incorporated herein as if set forth at length.

County: Brazos

Date of Sale: July 7, 2015

Time of Sale: 2:00 p.m. CST

Place of Sale: At the location designated by the County Commissioners of Brazos County, Texas, on the first floor of the Brazos County Administration Annex Building, 200 So. Texas Ave., Bryan, Brazos County, Texas.

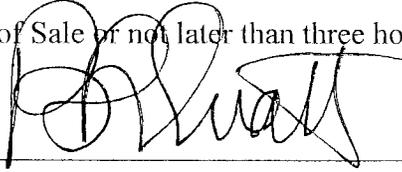
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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 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", with no warranties, express or implied.

THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUITE ENJOYMENT, OR THE LIKE FOR THE REAL PROPERTY IN THIS DISPOSITION. PLEASE NOTE: THIS IS A SECOND LIEN, THE PROPERTY IS SUBJECT TO A FIRST LIEN WHICH WILL REMAIN IN EFFECT.

The sale will begin at the Time of Sale or not later than three hours thereafter.

A handwritten signature in black ink, appearing to read "B. Erratt", written over a horizontal line.

Bruce L. Erratt, Trustee

EXHIBIT "A"

All that certain lot, tract or parcel of land lying and being situated in the S. F. Austin League, Number Nine (9), Abstract No. 62, in Brazos County, Texas and being Lot Number Twelve (12), in Block Number One (1) in the Milton Darwin Subdivision of the Kinnard twenty-four (24) acres tract of land as shown by the map of said subdivision, which map is recorded in Vol. 116, page 501, Deed Records of Brazos County, Texas; and being the same property conveyed in a Deed from Isaac Madison, et ux, to Margie Donovan, dated August 31, 1971, and recorded in Vol. 297, page 377, Deed Records of Brazos County, Texas and being the same property conveyed by Margie Donavan to Mae Frances Davis and Brenda Faye Fields by Deed dated June 5, 1984 and recorded in Vol. 688, page 425, Deed Records of Brazos County, Texas.

Filed for Record in  
Brazos County, Texas  
Date: Jul 07, 2015  
As a  
Post-foreclosure Notice

**NOTICE OF FORECLOSURE SALE**

**COPY**

STATE OF TEXAS  
COUNTY OF BRAZOS

Amount: \$1,000  
Receipt Number: 544520  
By: [Signature]  
File Number: [Number]

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

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

Being a 0.23 acre tract or parcel of land lying and being situated in the Zeno Phillips Survey, A-45, Brazos County, Texas, and being a part of Lot Three (3), Block Eight (8), Culpepper Manor, Third Installment, according to the plat record in Volume 205, Page 441, Deed Records, Brazos County, Texas and being more particularly described by metes and bounds on EXHIBIT "A" which is attached hereto and made a part hereof for all purposes.

This conveyance will be made subject to any exceptions referenced in the Second Lien Deed of Trust to the extent the same are still in effect and shall not cover the property that has been released from the liens of the Deed of Trust.

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

- Date: July 7, 2015
- Time: Between the hours of 10:00 a.m. and 4:00 p.m. The sale shall commence at a time no earlier than 10:00 a.m. or within three (3) hours thereafter.
- Place: In the commons area of the Brazos County Courthouse in Bryan, Texas.

The Deed of Trust permits the Beneficiary to postpone or withdraw, or reschedule the sale for another day. In such 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 and refileing 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.

✓

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.

4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by a Deed of Trust executed by Terri J. Kahla, s/p/a Teri J. Kahla, and formerly known as Terri Joann Oeth and Terri Oeth Piper. The Deed of Trust is dated March 6, 2015, and is recorded in Volume 12555, page 203, Official Records, Brazos County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively called "Obligations") including but not limited to (a) the promissory note in the original principal sum of \$40,000.00 executed by Terri J. Kahla, s/p/a Teri J. Kahla, and formerly known as Terri Joann Oeth and Terri Oeth Piper and payable to the order of Gulamali Faizullah; (b) all renewals and extensions of the note; and (c) any and all present and future indebtednesses of Terri J. Kahla, s/p/a Teri J. Kahla, and formerly known as Terri Joann Oeth and Terri Oeth Piper to Gulamali Faizullah. Gulamali Faizullah is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust and is referred to herein as the "Beneficiary".

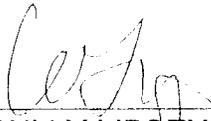
As of June 5, 2015, there was owed \$41,242.22, on the Note, being principal and interest in the following amounts: \$40,000.00 of principal and \$1,242.22 of interest. The note is bearing interest at the rate of \$1.97 per day thereafter.

An exact statement of the amount due, owing and secured by the Deed of Trust may be obtained by contacting the undersigned or by contacting the Beneficiary as follows:

HOELSCHER, LIPSEY, ELMORE & POOLE, P.C.  
1021 University Drive East  
College Station, Texas 77840  
Attention: CULLY LIPSEY

6. Default and Request to Act. Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the Trustee to conduct this sale. Notice is given that prior to the sale Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

DATED June 9, 2015

  
CULLY LIPSEY, Trustee  
Hoelscher, Lipsey, Elmore & Poole, P.C.  
1021 University Drive East  
College Station, TX 77840-2120  
(979) 846-4726

STATE OF TEXAS  
COUNTY OF BRAZOS

§  
§  
§

Filed for Record in:  
BRAZOS COUNTY  
Date: 07/15/2015 at 12:03  
As a  
Public Real Estate Sale

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 25th day of August, 2009, VIDAL FERRAZAS executed a Deed of Trust conveying to MARILYN JONES, as Trustee, the real estate herein described to secure JACK E. MITCHELL in the payment of a debt therein described, said Deed of Trust being recorded in Volume 9285, Page 11, Official Records of Brazos County, Texas; and

WHEREAS, JACK E. MITCHELL is the current holder of the indebtedness and lien securing same; and

WHEREAS, CHALON JONES was appointed Substitute Trustee by JACK E. MITCHELL in a document dated August 29, 2014 and recorded in Volume 12238, Page 253, Official Records of Brazos County, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness pursuant to the terms of the Deed of Trust, and the same is now wholly due, and the owner and holder of said debt has requested and duly appointed the undersigned to sell said property to satisfy said indebtedness;

NOW, THEREFORE, notice is hereby given that on Tuesday, July 7, 2015, between 10:00 a.m. and 1:00 p.m., I will sell said real estate at the designated area of the County Courthouse in Bryan, Brazos County, Texas, to the highest bidder for cash.

Said real estate is described as follows:

TRACT 1:

Being all that certain 0.021 acre (898.33 square feet) tract or parcel of land lying and being situated in the S.F. AUSTIN LEAGUE NO. 9, A-62, Bryan, Brazos County, Texas and being the same property described in a Quit-Claim Deed from Pete Palasota and wife, Natalie Palasota to Jack E. Mitchell and wife, Diann M. Mitchell, dated December 9, 1979, recorded in Volume 441, Page 228, Deed Records of Brazos County, Texas; and

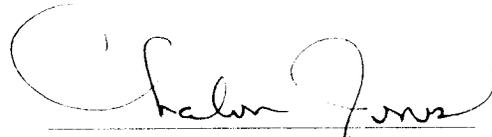


TRACT 2:

Being all that certain 0.193 acres (called 0.25 acres) tract or parcel of land lying and being situated in the S.F. AUSTIN LEAGUE NO. 9, A-62, in the City of Bryan, Brazos County, Texas, and being the same property described in a Deed from Dorothy Mitchell Johnston to Jack E. Mitchell and wife, Diann M. Mitchell, dated December 11, 1979, recorded in Volume 441, Page 230, Deed Records of Brazos County, Texas; both tracts being more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes.

**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.**

EXECUTED this the 15<sup>th</sup> day of June, 2015.



CHALON JONES, Substitute Trustee  
P.O. Box CR  
College Station, TX 77841-5057  
(979) 779-7212

1615 Luza Street  
Bryan, TX 77802

TRACT 1:

Being all that certain 0.021 acre (898.33 square feet) tract or parcel of land lying and being situated in the S.F. AUSTIN LEAGUE NO. 9, A-62, Bryan, Brazos County, Texas and being the same property described in a Quit-Claim Deed from Pete Palasota and wife, Natalie Palasota to Jack E. Mitchell and wife, Diann M. Mitchell, dated December 9, 1979, recorded in Volume 441, Page 228, Deed Records of Brazos County, Texas; and being more particularly described as follows:

BEGINNING at an iron rod set for corner, said iron rod marking the northwest corner of a tract of land now or formerly owned by Jack Mitchell and described in the Deed recorded in Volume 103, Page 601 of the Deed Records of Brazos County, Texas, said iron rod being located in the southeast right-of-way line of Beck Street;

THENCE: S 17° 45' 00" E along the southwest line of the beforementioned tract described in Volume 103, Page 601, for a distance of 159.33 feet to a point for corner;

THENCE: S 54° 04' 09" W for a distance of 13.69 feet to a fence corner for corner;

THENCE: N 12° 30' 30" W along the beforementioned fence for a distance of 138.40 feet to a fence corner for angle point;

THENCE: N 16° 56' 53" W for a distance of 25.78 feet to the PLACE OF BEGINNING of this 0.021 (898.33 square feet) tract of land, more or less.

TRACT 2:

Being all that certain 0.193 acres (called 0.25 acres) tract or parcel of land lying and being situated in the S.F. AUSTIN LEAGUE NO. 9, A-62, in the City of Bryan, Brazos County, Texas, and being the same property described in a Deed from Dorothy Mitchell Johnston to Jack E. Mitchell and wife, Diann M. Mitchell, dated December 11, 1979, recorded in Volume 441, Page 230, Deed Records of Brazos County, Texas; and being more particularly described as follows:

BEGINNING at the northwest corner of a 1/3 acre tract of land conveyed to Monroe Edge by Mrs. Katherine Berger by deed dated February 27, 1901, and recorded in Book 19, Page 466 of the Deed Records of Brazos County, Texas;

THENCE: S 17° 45' E 130 feet passing the center of a well located on said line and corner at an iron rod set at Edge's South corner;

THENCE: S 54° 04' 09" W a distance of 61.15 feet on the City R.O.W. line to a corner;

THENCE: N 17° 45' W 159.33 feet and corner on South line of Beck Street;

THENCE : N 82° 15' E along said Beck Street 59.00 feet to the PLACE OF BEGINNING, containing 0.193 acre tract of land, more or less.

EXHIBIT "A"

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: July 07, 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 06, 2006 and recorded in Document VOLUME 7630, PAGE 33 real property records of BRAZOS County, Texas, with CLAYTON W RUSSELL AND JACKYE L. RUSSELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CLAYTON W RUSSELL AND JACKYE L. RUSSELL, securing the payment of the indebtednesses in the original principal amount of \$83,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SCHLUMBERGER EMPLOYEES CREDIT UNION 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB  
425 PHILLIPS BLVD  
EWING, NJ 08618



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: \_\_\_\_\_

Filed for Record in:  
BRAZOS COUNTY  
On: JUN 15 2015 at 09:15  
As of  
For the Real Estate No.  
Amount 2.00  
Receipt Number - 547111  
291  
Liquor Fees



NOS0000005240023

✓

EXHIBIT A

LOT ONE (1), BLOCK FIVE (5), WELCH REVISED, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 121, PAGE 511 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Filed for Record in:  
BRAZOS COUNTY

On: Jun 15, 2015 at 03:26

As a  
Posting Real Estate Notice

Amount: 2.00

Record Number: 547110  
Pg:  
Lump Sum Fees:



NOS0000005240023

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: July 07, 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 21, 1995 and recorded in Document CLERK'S FILE NO. 595778 real property records of BRAZOS County, Texas, with VERNON FILES AND KATHRYN FILES, grantor(s) and FIRST STATE BANK, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VERNON FILES AND KATHRYN FILES, securing the payment of the indebtednesses in the original principal amount of \$61,050.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

BOB SCHUBERT, BRIGHTON SCHUBERT OR RICKIE SALCIDO  
Substitute Trustee

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

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

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: \_\_\_\_\_

Filed for Record in  
BRAZOS COUNTY  
On: JUN 15 2015 at 09:05  
ALC  
Fees: Real Estate Note  
Amount: 1.00  
Receipt Number: 54711  
CR  
- Court Record



NOS0000005244918

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOT FOUR (4), BLOCK ELEVEN (11), FIRST INSTALLMENT OF CARTER'S GROVE, REVISED, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 227, PAGE 597 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Filed for Record in:  
BRAZOS COUNTY  
On: Jun 15, 2015 at 03:50p  
As a  
Posting Real Estate Notice

Amount 2.00  
Receipt Number 547110  
By  
Louise Reeves



NOS0000005244918

318 SAPPHIRE DRIVE  
COLLEGE STATION, TX 77845

Filed for Record in:  
BRAZOS COUNTY

00000005198254

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Date: Jul 15, 2015 at 03:29

**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**

Record Number: 547119  
Pg.  
Lynn Reeves

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

**Date:** July 07, 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 August 19, 2013 and recorded in Document VOLUME 11573, PAGE 1 real property records of BRAZOS County, Texas, with RICHARD L. WALKER AND DIANE M. WALKER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured** Deed of Trust or Contract Lien executed by RICHARD L. WALKER AND DIANE M. WALKER, securing the payment of the indebtednesses in the original principal amount of \$242,368.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SWBC 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB  
425 PHILLIPS BLVD  
EWING, NJ 08618

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: \_\_\_\_\_



NOS00000005198254

EXHIBIT "A"

LOT TWENTY-ONE (21). BLOCK FIVE (5). STONE FOREST SUBDIVISION, PHASE 2, CITY OF COLLEGE STATION,  
ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4625, PAGE 33 OF THE OFFICIAL RECORDS OF BRAZOS  
COUNTY, TEXAS



NOS00000005198254

Justin W. Garey  
Shannon M. Garey  
6450 Alexander Rd  
Bryan, Texas 77808  
Our file #0415-211F

**ATTENTION SERVICE MEMBERS:**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving 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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

Amount 2.00

Received Number 547134  
By  
Lauren Reeves

**NOTICE OF TRUSTEE'S SALE**

**WHEREAS**, on January 27, 2010, Justin W. Garey and Shannon M. Garey executed a Deed of Trust conveying to G. Tommy Bastian, a Trustee, the Real Estate hereinafter described, to secure Bank of America, N.A. in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 01052834, Volume 9500, Page 228 in the Real Property Records of Brazos County, Texas; and

**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, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

**WHEREAS**, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

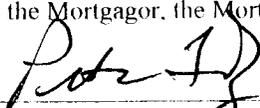
**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, July 7, 2015, the foreclosure sale will be conducted in Brazos County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11am and not later than 2pm and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Brazos, State of Texas:

**PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.**

Bank of America, National Association is the mortgage servicer for the mortgagee of the Deed of Trust. Bank of America, National Association and the mortgagee have entered into an agreement granting Bank of America, National Association authority to service the mortgage. Bank of America, National Association, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is Bank of America, National Association. Pursuant to the Servicing Agreement, Bank of America, National Association is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Bank of America, National Association, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Bank of America, National Association, PO Box 940335, Simi Valley, CA 93094-0335.

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.



Pete Florez, Substitute Trustee, or  
Zachary Florez, Successor Substitute Trustee, or  
Orlando Rosas, Successor Substitute Trustee, or  
Bobby Brown, Successor Substitute Trustee

Notice sent by:  
**HARVEY LAW GROUP**  
P.O. Box 131407  
Houston, Texas 77219  
Tel.: (832) 922-4000  
Fax: (832) 922-6262

**Exhibit "A"**

The land referred to in this policy is situated in the **STATE OF TEXAS, COUNTY OF BRAZOS, CITY OF BRYAN**, and described as follows:

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE FRANCIS QUOTA LEAGUE, A-199, BRAZOS COUNTY, TEXAS, AND BEING ALL OF THAT 2.007 ACRE TRACT OF LAND CONVEYED TO ROSS D. SANTANA AND WIFE PETRA V. SANTANA BY BARNEY SANTANA AND WIFE WANDA LOUISE SANTANA BY GIFT DEED RECORDED IN VOLUME 1534, PAGE 229, AND BEING ALL OF THAT 2.001 ACRE TRACT OF LAND CONVEYED TO ROSS D. SANTANA AND PETRA V. SANTANA BY BARNEY SANTANA AND WANDA LOUISE SANTANA, HUSBAND AND WIFE BY A GIFT DEED RECORDED IN VOLUME 8671, PAGE 229, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING; AT A 5/8" IRON ROD FOUND AT THE MOST NORTHERLY COMMON CORNER OF SAID 2.007 ACRE TRACT (1534/229) AND A CONFIDENTIAL OWNER (R15886), SAME BEING IN SOUTHEAST RIGHT OF WAY LINE OF ALEXANDER ROAD;

THENCE: S 44° 44' 02" E - 451.00 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID CONFIDENTIAL OWNER TRACT TO A 5/8" IRON ROD FOUND AT THE MOST SOUTHERLY COMMON CORNER OF SAID TRACTS, SAME BEING IN THE NORTHWEST LINE OF THE RENE AND ZINA RAMIREZ 2.00 ACRE TRACT (7885/284);

THENCE: S 45° 03' 40" W - 274.93 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID RAMIREZ TRACT TO A 5/8" IRON ROD FOUND AT A COMMON CORNER OF SAID TRACTS;

THENCE: S 45° 47' 20" E - 394.96 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID RAMIREZ TRACT AND THE BARBARA HEIN 2.0 ACRE TRACT (145/791) TO A 5/8" IRON ROD WITH CAP SET AT THE MOST SOUTHERLY COMMON CORNER OF THIS TRACT AND SAID HEIN TRACT, SAME BEING IN THE NORTHWEST LINE OF LOT 7 OF STANDING ROCK RANCH (6962/162);

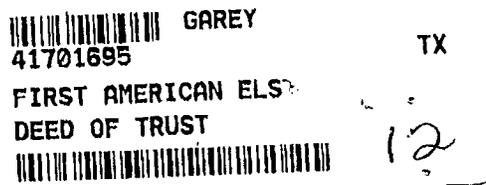
THENCE: S 45° 00' 00" W - 70.00 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND LOT 6 AND 7 OF SAID STANDING ROCK RANCH TO A 5/8" IRON ROD WITH CAP SET AT THE MOST SOUTHERLY COMMON CORNER OF THIS TRACT AND THE ROSS AND PETRA SANTANA 4.001 ACRE TRACT (5379/184);

THENCE: N 45° 06' 57" W - 346.20 FEET AND N 39° 29' 44" W - 542.80 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID SANTANA TRACT TO A 5/8" IRON ROD FOUND AT THE MOST NORTHERLY COMMON CORNER OF SAID TRACTS, SAME BEING IN SAID ALEXANDER ROAD LINE;

THENCE: N 53° 00' 59" E - 293.00 FEET ALONG SAID ALEXANDER ROAD LINE TO THE PLACE OF BEGINNING, AND CONTAINING 4.01 ACRES OF LAND, MORE OR LESS.

APN # 019900-0002-0010

WHEN RECORDED, RETURN TO:  
**EQUITY LOAN SERVICES, INC.**  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING - TEAM 7



Our File Number: 390.100220

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

Filed for Record on  
March 11, 2015

Page 1 of 1

**NOTICE OF TRUSTEE'S SALE**

As a

Trustee of Real Estate Held in

**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, July 7, 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  
1600 South Douglass Road, Suite 200-A  
Anaheim, CA 92806

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, June 15, 2015.

Sharon St. Pierre, Robert Lamont, Cheryl Lamont, Beatrice Carrillo, John McCarthy, Kevin McCarthy, Zach McCarthy, 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

Reyes

## NOTICE OF FORECLOSURE SALE

As a  
Posting Real Estate Notice

**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: 07/07/2015

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.

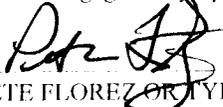
Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation 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 Mortgagee, 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 SETERUS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Ocwen Loan Servicing, LLC c/o SETERUS, INC., 14523 SW Millikan Way Suite 200, Beaverton, OR 97005 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.

14-006027-670  
311 WALTON DRIVE  
COLLEGE STATION, TX 77840

  
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

**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.**



4530227

### NOTICE OF FORECLOSURE SALE

As a  
Posting Real Estate Notice

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) FEET 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: 07/07/2015

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.

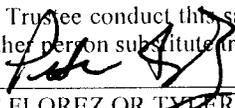
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 Home Equity Foreclosure Order from the Court of Brazos County 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.**



4530223

Our File Number: 15-04889

Name: DEMETRIA S GRAY, AN UNMARRIED WOMAN AND JAMES A LEWIS, AN UNMARRIED MAN

Filed for Record in:  
BRAZOS COUNTY

On: Jun 15, 2015 at 04:53P

**NOTICE OF TRUSTEE'S SALE**

As a  
Posting Real Estate Notice

WHEREAS, on January 24, 2006, DEMETRIA S. GRAY, AN UNMARRIED WOMAN AND JAMES A. LEWIS, AN UNMARRIED MAN, executed a Deed of Trust conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., in the payment of a debt therein described, said Deed of Trust being recorded under County Clerk Number 00915486, Book 7127, Page 1, 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, JULY 7, 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 SEVENTEEN (17), BLOCK ELEVEN (11), NORTHWOOD 4TH INSTALLMENT, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 375, PAGE 143 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 4503 LAURA LN  
BRYAN, TX 77803-0418  
Mortgage Servicer: BANK OF AMERICA, N.A.  
Noteholder: BANK OF AMERICA, N.A.  
7105 CORPORATE DRIVE  
PLANO, TX 75024-4100

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 15<sup>th</sup> day of June, 2015.

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

Marinosci & Law Group  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300



4529646

✓

Filed for Record in:  
BRAZOS COUNTY  
On: July 29, 2015 at 10:53 AM

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

**DEED OF TRUST INFORMATION:**

**Date:** 03/10/2004  
**Grantor(s):** KELLYE CUMPTON STONE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PLAINSCAPITAL MCAFEE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$71,202.00  
**Recording Information:** Book 5918 Page 13 Instrument 00848446  
**Property County:** Brazos  
**Property:** LOT TWENTY-FOUR (24), BLOCK TEN (10), WHEELER RIDGE PHASE FIVE, CITY OF BRYAN ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 590, PAGE 259 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.  
**Reported Address:** 4509 SUTTON COURT, 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, 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 7th day of July, 2015  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS 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, Zachary Florez, Orlando Rosas, Bobby Brown, 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, Zachary Florez, Orlando Rosas, Bobby Brown, 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, Zachary Florez, Orlando Rosas, Bobby Brown, 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.



On: Jun 15, 2015 at 04:39P

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on January 6, 2012, ROY MONTALVO, A SINGLE PERSON, AND ROBERT MONTALVO, A MARRIED MAN JOINED HEREIN BY HIS SPOUSE ETHEL G. VARGAS-YANEZ, SIGNING PRO FORMA TO PERFECT LIEN ONLY, as Grantor(s), executed a Deed of Trust conveying to G TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BANK OF AMERICA, N.A. in payment of a debt therein described. The Deed of Trust was filed in the public records of BRAZOS COUNTY, TX and is recorded under Clerk's File/Instrument Number 01109428 Volume 10487, Page 23, 69 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, July 7, 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:

LOT FOURTEEN (14), BLOCK FIFTEEN (15), OF CULPEPPER MANOR NO. 2, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN VOLUME 188, PAGE 413, DEED RECORDS, BRAZOS COUNTY, TEXAS.

Property Address: 2703 WAYSIDE DRIVE  
BRYAN, TX 77802  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Noteholder: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

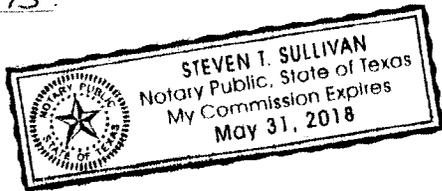
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

*Pete Florez*  
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

THE STATE OF Texas  
COUNTY OF BRAZOS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared PETE FLOREZ, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 day of JUNE, 2015.



*Steven T. Sullivan*  
NOTARY PUBLIC in and for  
BRAZOS COUNTY,  
My commission expires: MAY 31, 2018  
Type or Print Name of Notary  
STEVEN T. SULLIVAN

**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.**

SELECT PORTFOLIO SERVICING, INC. (SPS)  
CEDILLO, JULIAN  
1208 NEAL PICKETT DRIVE, COLLEGE STATION, TX  
77840

CONVENTIONAL  
Our File Number: 14-018305

Filed for Record in:  
On: Jan 15, 2015 at 04:39

As a  
Posting Real Estate Notice

**NOTICE OF TRUSTEE'S SALE**

Amount: 2,000

WHEREAS, on August 25, 2006, JUAN CEDILLO, AN UNMARRIED PERSON, as Grantor(s) executed a Texas Home Equity Security Instrument conveying to ROB V. BUDHWA, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIELDSTONE MORTGAGE COMPANY in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of BRAZOS COUNTY, TX and is recorded under Clerk's File/Instrument Number 00939351, 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 Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on February 16, 2015 under Cause No. 14-003015-CV-85 in the 85TH JUDICIAL DISTRICT COURT, BRAZOS COUNTY, TEXAS.:

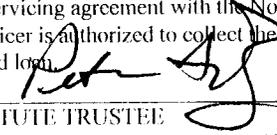
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **July 7, 2015** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 A.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in BRAZOS COUNTY, TX to the highest bidder for 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:

LOT SEVENTEEN (17), BLOCK FIVE (5), FIRST INSTALLMENT OF CARTER'S GROVE, REVISED, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 227, PAGE 597, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 1208 NEAL PICKETT DRIVE  
COLLEGE STATION, TX 77840  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Noteholder: U.S. BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL  
ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED  
SECURITIES I TRUST 2006-HE9, ASSET-BACKED CERTIFICATES SERIES 2006-HE9  
3815 SOUTH WEST TEMPLE  
SALT LAKE CITY, UTAH 84115

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.**

On: Jun 15, 2015 at 04:39P

SELECT PORTFOLIO SERVICING, INC. (SPS)  
ALVARADO, LEON  
605 EAST 24TH STREET, BRYAN, TX 77803

CONVENTIONAL  
Our File Number: 15-020165

As a  
Posting Real Estate Notice

**NOTICE OF TRUSTEE'S SALE**

Amount: 7,000

WHEREAS, on August 31, 2006, LEON ALVARADO JOINED HEREIN PRO FORMA BY HIS WIFE VERONICA ALVARADO, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to WASHINGTON MUTUAL 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 00939744 Volume 7569, Page 92, 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, July 7, 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:

LOT SEVEN (7) AND THE WEST 1/2 OF LOT EIGHT (8), BLOCK SIXTY-THREE (63), CITY OF BRYAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 605 EAST 24TH STREET  
BRYAN, TX 77803  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-9, ASSET-BACKED CERTIFICATES, SERIES 2006-9  
3815 SOUTH WEST TEMPLE  
SALT LAKE CITY, UTAH 84115

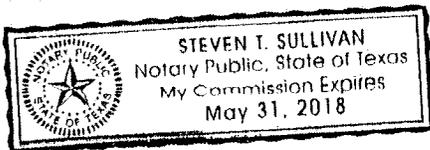
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

*Pete Florez*  
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

THE STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared PETE FLOREZ, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 day of JUNE 2015.



*St. T. Sullivan*  
NOTARY PUBLIC in and for  
BRAZOS COUNTY,  
My commission expires: MAY 31, 2018  
Type or Print Name of Notary  
STEVEN T. SULLIVAN

**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.**

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 07/07/2015

**Time:** The sale will begin at 01:00 PM or not later than three hours after that time

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

**Property Address:** 3002 Forest Hills Ct, Bryan, TX 77803-0409

2. **Terms of Sale:** Cash

3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 03/17/2006 and recorded 03/21/2006 in Document 00920240 real property records of Brazos county Texas, with Martin Espitia, an unmarried man grantor(s) and Option One Mortgage Corporation .

4. **Appointment of Substitute Trustee:** The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. **Obligation Secured:** Deed of Trust of Contract Lien executed by Martin Espitia, an unmarried man securing the payment of the indebtedness in the original principal amount of \$64,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5 is the current mortgagee of the note and the deed of trust or contract lien.

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

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

**Lot Seven (7), Block Six (6), Northwood First Installment, City of Bryan, according to plat thereof recorded in Volume 314, Page 219 of the official Records of Brazos County, Texas**

**COPY**

8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Ocwen Loan Servicing, LLC.**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

9. **Limitation of Damages:** 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.



Sharon St.Pierre or Robert LaMont or Chance Oliver, Bret Allen or Stephanie Spurlock, Laterrika Thompkins, Tamika Smith, Chelsea Jackson, Camisha Scott, Keisha Lyons or Melisa Jones

Substitute Trustee  
C/o Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd NE; Bldg 400, Suite 200  
Atlanta, GA 30328  
ATTN: Trustee Department  
Telephone: 855-427-2204  
Fax: (866)-960-8298

Our File Number: 15-05170

Name: RACHEL S. GRATTON AND MICHEL GRATTON, WIFE AND HUSBAND  
Filed for Record in: BRAZOS COUNTY

**NOTICE OF TRUSTEE'S SALE**

On: Jun 16, 2015 at 02:07

WHEREAS, on May 28, 2008, RACHEL S. GRATTON AND MICHEL GRATTON, WIFE AND HUSBAND, executed a Deed of Trust conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR COUNTRYWIDE BANK, F.S.B., in the payment of a debt therein described, said Deed of Trust being recorded under County Clerk Number 00999571, Book 8628, Page 153, in the DEED OF TRUST OR REAL PROPERTY records of BRAZOS COUNTY, TEXAS; and

WHEREAS, an Amended and Restated Note was executed July 12, 2013 to BANK OF AMERICA, N.A., AND ITS SUCCESSORS AND ASSIGNS in the principal sum \$154,245.93, to which reference is here made, for a description of such Note; 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, JULY 7, 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 17, BLOCK 6, WITHIN PHASE 2, AMENDING PLAT OF MEADOWCREEK SUBDIVISION, PHASE 2 AND PHASE 3, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 8285, PAGE 280 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

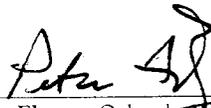
Property Address: 15133 MEREDITH LN  
COLLEGE STATION, TX 77845-7189  
Mortgage Servicer: BANK OF AMERICA, N.A.  
Noteholder: BANK OF AMERICA, N.A.  
7105 CORPORATE DRIVE  
PLANO, TX 75024-4100

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 16<sup>th</sup> day of June, 2015.

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

Marinosci & Law Group  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300



4530572

**Current Borrower:** AMANDA A HOLUBEC AN UNMARRIED WOMAN, AND HAROLD HOLUBEC AND ANNE C HOLUBEC HUSBAND AND WIFE  
**MHA File Number:** TX-15-24929-FC  
**VA/FHA/PMI Number:**  
**Loan Type:** FHA  
**Property Address:** 2918 DURANGO CT, COLLEGE STATION, TX 77845

## **NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
6/1/2009

**Grantor(s)/Mortgagor(s):**  
AMANDA A HOLUBEC AN UNMARRIED  
WOMAN, AND HAROLD HOLUBEC, AND  
ANNE C HOLUBEC HUSBAND AND WIFE

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

**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC  
Business Recd. Space 10017

**Recorded in:**  
**Volume:** 9127  
**Page:** 46  
**Instrument No:** 01030558

**Property County:**  
BRAZOS  
Record Number - 541717  
Page -  
Last Printed

**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:** LOT SIXTY-NINE (69), BLOCK FIFTY-SEVEN (57), SOUTHWOOD VALLEY SECTION 24D, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1165, PAGE 531 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

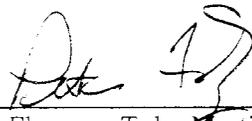
**Date of Sale:** 7/7/2015

**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



4520838

Our File Number: 390.100220

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

### 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, **July 7, 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  
1600 South Douglass Road, Suite 200-A  
Anaheim, CA 92806

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, June 15, 2015.

  
Sharon St. Pierre, Robert Lamont, Cheryl Lamont,  
Beatrice Carrillo, John McCarthy, Kevin McCarthy,  
Zach McCarthy, 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

**COPY**