

Current Borrower: AMY BROOKS, AN UNMARRIED WOMAN  
MHA File Number: TX-15-25333-FC  
VA/FHA/PMI Number:  
Loan Type: FHA  
Property Address: 1321 BAKER AVE, BRYAN, TX 77803

Filed for Record in:  
BRAZOS COUNTY

On: Jun 25, 2015 at 04:17P

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

As a  
Trustee Real Estate Notice

**Deed of Trust Date:**  
11/26/2007

**Grantor(s)/Mortgagor(s):**  
AMY BROOKS, AN UNMARRIED WOMAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR COUNTRYWIDE BANK, F.S.B.,  
ITS SUCCESSORS AND ASSIGNS

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

**Recorded in:**  
**Volume:** 8347  
**Page:** 242  
**Instrument No:** 00982891

**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:** LOTS TWELVE (12) AND THIRTEEN (13), A.C.L. HILL ADDITION, CITY OF BRYAN, SAVE AND EXCEPT THE NORTHEAST FIVE FEET (5) OF THIRTEEN (13), ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 14, PAGE 632 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

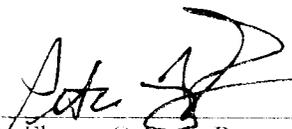
**Date of Sale:** 8/4/2015

**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, Orlando Rosas, Zachary Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont  
or Cole D. Patton  
or Catherine Allen-Rea  
McCarthy, Holthus & Ackerman, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075



4531922

## NOTICE OF FORECLOSURE SALE

STATE OF TEXAS

Amount 2.00

COUNTY OF BRAZOS

Receipt Number - 550008  
By  
Debbie Baker

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:

All of Lot Eight (8), Block Eleven (11), Culpepper Manor, Second Installment, an addition to the City of Bryan, Brazos County, Texas, according to the Plat recorded in Volume 188, Page 413, of the Deed Records of Brazos County, Texas.

This conveyance will be made subject to any exceptions referenced in the 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: August 4, 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 1:00 p.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 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.

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 Mark Kelso and Sarah Kelso. The Deed of Trust is dated March 16, 2007, and is recorded in Volume 7864, Page 49, 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 \$132,676.73 executed by Mark Kelso and Sarah Kelso and payable to the order of Karen Stassi; (b) all renewals and extensions of the note; and (c) any and all present and future indebtednesses of Mark Kelso and Sarah Kelso to Karen Stassi. Karen Stassi 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 July 9, 2015, there was owed \$162,775.86, on the Note, being principal and interest in the following amounts: \$125,793.46 of principal and \$36,982.40 of interest. The note is bearing interest at the rate of \$62.03 per day thereafter. Attorney's fees and \$1,565.00 for insurance premiums advanced by Beneficiary are also owed.

An exact statement of the amount due, owing and secured by the Deed of Trust may be obtained by contacting the undersigned.

6. Default and Request to Act. Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the Substitute 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 July 14, 2015.

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

NOTICE OF FORECLOSURE SALE

As a  
Posting Real Estate Notice

STATE OF TEXAS

Amount 2.00

COUNTY OF BRAZOS

Receipt Number - 550008  
By:  
Debbie Baker

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 10.10 acre tract or parcel of land, lying and being situated in the Samuel Davidson Survey, Abstract No. 13, Brazos County, Texas, more fully described by metes and bounds in Exhibit "A", attached hereto and made a part hereof.

This conveyance will be made subject to any exceptions referenced in the 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: August 4, 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 1:00 p.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 Philip M. Norton and Kimberly A. Norton . The Deed of Trust is dated September 6, 2012, and is recorded in Volume 10895, Page 151, 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 \$173,720.00 executed by Philip M. Norton and Kimberly Norton and payable to the order of John H. Pruitt, Jr.; (b) all renewals and extensions of the note; and (c) any and all present and future indebtednesses of Philip M. Norton and Kimberly Norton to John H. Pruitt, Jr. William C. Lipsey, Trustee is the current owner and holder of the Obligations and is referred to herein as the "Beneficiary".

An exact statement of the amount due, owing and secured by the Deed of Trust may be obtained by contacting the undersigned.

6. Default and Request to Act. Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the Substitute 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 July 14, 2015.

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

John H. Pruitt, Jr.  
10.10 Acre Tract  
Samuel Davidson Survey, A-13  
Brazos County, Texas

Field notes of a 10.10 acre tract or parcel of land, lying and being situated in the Samuel Davidson Survey, Abstract No. 13, Brazos County, Texas, and being part of the 25.47 acre - Tract 4 described in the deed from The First National Bank of Bryan, Bryan, Texas, Trustee of the Edna Belle Pruitt Revocable Share Trust, and the Pruitt Family Trust, to John H. Pruitt, Jr., recorded in Volume 8383, Page 33, of the Official Records of Brazos County, Texas, and said 10.10 acre tract being more particularly described as follows:

COMMENCING at a ½" iron rod found at 6" creosote post fence corner marking the common corner between the following three tracts: the beforementioned 25.47 acre tract, the 105.285 acres (net) described in the deed to The Lazy Six Ranch, LLC, recorded in Volume 9359, Page 130, of the Official Records of Brazos County, Texas, and Lot 4, Village of Minter Springs, according to the plat recorded in Volume "L", Page 217, of the Deed Records of Brazos County, Texas, see also Minter Springs Community Recreation Center, Inc., 10 acres, as described in Volume 5279, Page 266, of the Official Records of Brazos County, Texas, said ½" iron rod also lying on the approximate southeast line of Minter Springs Road;

THENCE S 44° 48' 46" W along the common line between the beforementioned 25.47 acre tract and the 105.285 acre tract, for a distance of 213.69 feet to a ½" iron rod set at a creosote post fence corner marking the fenced southwest line of Minter Springs Road, for the PLACE OF BEGINNING of this description;

THENCE S 44° 48' 46" W along the common line between the beforementioned 25.47 acre tract and the 105.285 acre tract, adjacent to a fence, for a distance of 753.34 feet to a ½" iron rod found marking the common corner between the said 25.47 acre tract and the 18.00 acre - Tract 3, described in the deed to Glenn Gregory Pruitt, recorded in Volume 8383, Page 11, of the Official Records of Brazos County, Texas;

THENCE N 52° 14' 54" W along the common line between the beforementioned 25.47 acre tract and the 18.00 acre tract, for a distance of 594.35 feet to a ½" iron rod set;

THENCE N 44° 48' 46" E across the beforementioned 25.47 acre tract for a distance of 779.86 feet to a ½" iron rod set in the fenced southwest line of Minter Springs Road;

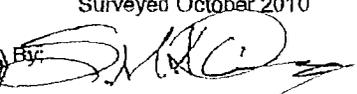
THENCE along the fenced southwest line of Minter Springs Road, as follows:

S 43° 37' 34" E at a distance of 381.4 feet, pass a 6" creosote post, continue on, for a total distance of 387.75 feet,

S 61° 00' 34" E at a distance of 15.1 feet, pass a 3" creosote post, continue on, for a total distance of 210.20 feet to the PLACE OF BEGINNING, containing 10.10 acres of land, more or less.



Surveyed October 2010

By:   
S. M. Kling  
R.P.L.S. No. 2003

Prepared 10/08/10  
kes10-drd/Pruitt-10.10ac.wpd

KLING ENGINEERING AND SURVEYING  
BRYAN, TEXAS

C&S No. 44-15-1519 / FHA / No  
Loan Care, A Division of FNF Servicing, Inc

Filed for Record in:  
BRAZOS COUNTY

On: Jul 14, 2015 at 10:10:38

### NOTICE OF TRUSTEE'S SALE

As a  
Posting Real Estate Notice

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** December 22, 2011

**Grantor(s):** Alex Reyes, a single man

**Original Trustee:** Michael L. Riddle

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for American Financial Resources, Inc., its successors and assigns

**Recording Information:** Vol. 10476, Page 253, or Clerk's File No. 01108773, in the Official Public Records of BRAZOS County, Texas.

**Current Mortgagee:** American Financial Resources, Inc.

**Mortgage Servicer:** Loan Care, A Division of FNF Servicing, Inc, whose address is C/O 3637 Sentara Way Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 08/04/2015      **Earliest Time Sale Will Begin:** 11:00 AM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

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

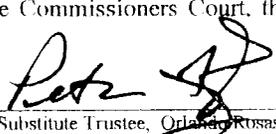
**Legal Description:**

LOT TWO (2), BLOCK ONE (1), BERGER SUBDIVISION, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 38, PAGE 557 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

**For Information:**

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

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



4535045

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: August 04, 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 July 17, 2012 and recorded in Document VOLUME 10796 PAGE 245 real property records of BRAZOS County, Texas, with CHAD E PEREZ JR AND KATRINA PEREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHAD E PEREZ JR AND KATRINA PEREZ, securing the payment of the indebtednesses in the original principal amount of \$93,711.00, 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: \_\_\_\_\_

FILED FOR RECORD IN  
BRAZOS COUNTY  
AUG 04 2015  
COUNTY CLERK  
AS A  
PUBLIC NOTARY PUBLIC

Amount: 2.00  
Record Number: 005093  
SERIAL 0001  
1000000000

DATE OF SALE: 08/04/2015  
I HEREBY CERTIFY THAT THE FORECLOSURE SALE WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE TEXAS PROPERTY CODE AND THE INSTRUMENT REFERENCED IN THE NOTICE OF SALE.

08/04/2015  
005093 0001  
0000000000

NOTARY PUBLIC - BRAZOS COUNTY  
SERIAL 0001

NOS00000005261649

EXHIBIT A

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT TWO (2), BLOCK ONE (1), SYMPHONY PARK SUBDIVISION, PHASE ONE, AN ADDITION TO THE CITY OF BRYAN, ACCORDING TO PLAT RECORDED IN VOLUME 5044, PAGE 159, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS



NOS0000005261649

## NOTICE OF FORECLOSURE SALE

As a  
Posting Real Estate Notice

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

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOT FIFTEEN (15), THE GLADE, SECTION ELEVEN, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 590, PAGE 267 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/01/1992 and recorded in Document 486584 real property records of Brazos County, Texas.

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

Date: 08/04/2015

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.

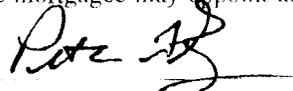
**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 DAVID R. HOVORK AND AMY HOVORAK, provides that it secures the payment of the indebtedness in the original principal amount of \$63,500.00, 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, ORLANDO ROSAS, ZACHARY FLOREZ,  
SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS,  
ROBERT LAMONT OR SHARON ST. PIERRE  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

15-001859-670  
1721 LAURA LANE  
COLLEGE STATION, TX 77845

**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.**



On: Jul 14 2015 at 03:03P

As a  
Footing Real Estate Holio

**NOTICE OF FORECLOSURE SALE**

Amount 7.00

Receipt Number - 549985

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: 08/04/2015

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, ORLANDO ROSAS, ZACHARY FLOREZ, SIHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT OR SHARON ST. PIERRE  
c/o AVT Title Services, L.L.C.  
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.**



14-005003

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Filed for Record in:  
BRAZOS COUNTY

**BRAZOS County Deed of Trust:**

On: Jun 04 2015 at 04:03P

**Dated:** October 29, 2010

As a  
Public Real Estate Notice

**Amount:** \$95,711.00

Amount: 2.00

**Grantor(s):** JOANETTA CARTER

**Original Mortgagee:** BANK OF AMERICA, N.A.

Receipt Number: 544165

**Current Mortgagee:** U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

By:  
Cathy Bonalton

**Mortgagee Servicer and Address:** c/o CALIBER HOME LOAN, INC., 16745 W. Bernardo Drive, Ste. 300, San Diego, CA 92127  
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 0175718

**Legal Description:** LOT FIVE A (5-A), BLOCK FIFTEEN (15), NORTHWOOD SUBDIVISION-INSTALLMENT 8A, CITY OF BRYAN, ACCORDING TO REPLAT THEREOF RECORDED IN VOLUME 2806, PAGE 3 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

**Date of Sale:** August 4, 2015 between the hours of 11:00 AM. and 2:00 PM.

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

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

PETE FLOREZ OR TYLER MARTIN OR ORLANDO ROSAS OR ZACHARY FLOREZ OR SHARON ST. PIERRE have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

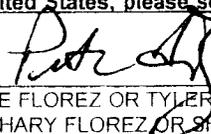
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

HUGHES, WATTERS & ASKANASE, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2014-020553

  
\_\_\_\_\_  
PETE FLOREZ OR TYLER MARTIN OR ORLANDO ROSAS OR  
ZACHARY FLOREZ OR SHARON ST. PIERRE  
c/o Service Link  
7301 N. Hwy 161, Ste. 305  
Irving, Texas 75039



NOTICE OF FORECLOSURE SALE Filed: Jun 29, 2015 at 03:51P

As a  
Posting Real Estate Notice

STATE OF TEXAS

Amount 2.00

COUNTY OF BRAZOS

Beneficial Number - 548553

By:  
Debbie Baker

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: August 4, 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 29, 2015, there was owed \$41,289.50, on the Note, being principal and interest in the following amounts: \$40,000.00 of principal and \$1,289.50 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 29, 2015

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

EXHIBIT "A"

Being a 0.23 acre tract or parcel of land lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Brazos County, Texas, and being part of Lot Three (3), Block Eight (8), CULPEPPER MANOR, THIRD INSTALLMENT, according to the plat recorded in Volume 205, page 441, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the west corner of Lot 3, Block 8, said 1/2" iron rod being in the southeast right-of-way line of Dona Drive (50' right of way);

THENCE N 43° 35' 28" E along the southeast right-of-way line of Dona Drive for a distance of 100.40 feet to a 1/2" iron rod found, the north corner of Lot 3 bears N 43° 35' 28" E - 9.60 feet;

THENCE S 40° 25' 04" E parallel with and 9.55 feet southwest of the common line between Lots 3 and 4, for a distance of 109.01 feet to a 1/2" iron rod found in the northwest line of a 0.05 acre tract described as a Save & Except tract in the Assumption Warranty Deed from W. G. Ford, Jr., et ux to James B. Wilson, recorded in Volume 1710, page 203 of the Official Records of Brazos County, Texas;

THENCE S 47° 23' 38" W along the northwest line of the beforementioned 0.05 acre tract, for a distance of 89.21 feet to a 1/2" iron rod found at the west corner of the said 0.05 acre tract, said 1/2" iron rod being in the common line between Lots 2 and 3;

THENCE N 46° 24' 32" W along the common line between Lots 2 and 3, for a distance of 102.50 feet to the PLACE OF BEGINNING, containing 0.23 acres of land, more or less.

Exhibit "A"

Page 1 of 1 Pages

## NOTICE OF FORECLOSURE SALE

STATE OF TEXAS

COUNTY OF BRAZOS

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:

Lot Three (3), Block Two (2), Quail Run Estates Phase I, Brazos County, according to plat thereof recorded in Volume 351, Page 565 of the Deed Records of Brazos County, Texas.

This conveyance will be made subject to any exceptions referenced in the 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: August 4, 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 1:00 p.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 Chet C. Lindsey. The Deed of Trust is dated June 1, 2010, and is recorded in Volume 9654, Page 214, 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 \$192,000.00 executed by Chet C. Lindsey and payable to the order of John Lewis and Margaret J. Lewis; (b) all renewals and extensions of the note; and (c) any and all present and future indebtednesses of Chet C. Lindsey to John Lewis and Margaret J. Lewis. Margaret J. Lewis, Individually and as Independent Executrix of the Estate of John Oswald Lewis, 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 17, 2015, there was owed \$148,074.91 on the Note, being principal and interest in the following amounts: \$146,355.01 of principal and \$1,719.90 of interest. The note is bearing interest at the rate of \$72.17 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: LAUREN E. TURNBILL

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 July 8, 2015.

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

Our File Number: 14-19097  
Name: DONNA O DAUGHTRY SINGLE WOMAN

Filed for Record in:  
BRAZOS COUNTY

On: Jul 13, 2015 at 12:04P

**NOTICE OF TRUSTEE'S SALE**

As a  
Posting Real Estate Notice

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 ON 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, AUGUST 4, 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, July 13, 2015.

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

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



4534750

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

As a  
Posting Real Estate Notice

Mechanic's Lien Contract (with Power of Sale)

Amount 2.00

Receipt Number - 549794

By  
Debbie Baker

Dated: February 19, 2004

Grantors: Sammy Lee Morris, Sr., Othell Morris, Sammy Lee Morris, Jr.

Lender: Priority One Mortgage Corporation, Assignee of The Homebuilder's Group, Inc., d/b/a Southwest Homes (now held by Simmons First National Bank successor by merger to Metropolitan National Bank)

Recording: Recorded on March 8, 2004, per Document No. 00847745, Bk. OR, Vol. 5907, Pg. 244 in the Real Property Records, Brazos County, Texas

Secures: All of Lot No. Six (6), Block No. Two (2), SUNSET Addition to the City of Bryan, Brazos County, Texas, according to plat recorded in Volume 96, page 635, Deed Records of Brazos County, Texas.

Assignment: The Note and Liens and security interest of Deed of Trust Mechanic's Lien Contract (with Power of Sale) were transferred and assigned to Priority One Mortgage and recorded on March 8, 2004, per Document No. 00847746, Bk. OR, Vol. 5907, Pg. 250, in the Real Property Records, Brazos County, Texas, which was assigned to Metropolitan National Bank and recorded on March 28, 2005, per Document No. 00885901, Bk. OR, Vol. 6579, Pg. 138, in the Real Property Records, Brazos County, Texas

Substitute Trustee:

Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre or Chase Hague

Substitute Trustee's

Address: 9900 Westpark Drive, Houston, Texas 77063 Suite 120

Foreclosure Sale/Substitute Trustee's Sale

Date: Tuesday, August 4, 2015

Time: The sale of the Property will be at 10:00 a.m. or not more than three hours thereafter. The sale must be concluded by 4:00 p.m.



4534701

Place: THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS, or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted."

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except Lender's bid may be by credit against the indebtedness secured by the lien of the Mechanic's Lien Contract (with Power of Sale)

Default has occurred in the payment of the Note and in the performance of the obligations of the Mechanic's Lien Contract (with Power of Sale). The indebtedness evidenced by the Mechanic's Lien Contract (with Power of Sale) is now wholly due. Because of the default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property. Mechanic's Lien Contract (with Power of Sale) may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and personal property described in the Mechanic's Lien and Contract (with Power of Sale) in accordance with Lender's rights and remedies under the Mechanic's Lien and Contract (with Power of Sale) and Section 9.604(a) of the Texas Business and Commerce Code.

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

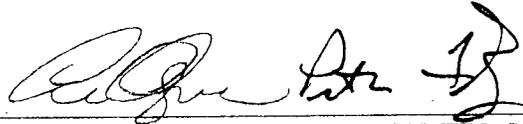
If Lender passes the Substitute Trustee Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with posting and filing requirements of the Mechanic's Lien and Contract (with Power of Sale) and Texas Property Code.

The Substitute Trustee Sale will be made expressly subject to any title matters set forth in the Mechanic's Lien and Contract (with Power of Sale), but prospective bidders are reminded that by law the Substitute Trustee 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 Mechanic's Lien and Contract (with Power of Sale). For the avoidance of doubt, the Substitute Trustee Sale will not cover any part of the property that has been released of public record from the lien and/or security interest in the Mechanic's Lien and Contract (with Power of Sale) by Lender. Prospective bidders are strongly urged to examine applicable property records to determine the nature and extent of such matters, if any.

Pursuant to 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Mechanic's Lien and Contract (with Power of Sale). Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Substitute Trustee Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

**Assert and protect your rights as 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 National Guard of another state or member of a reserve component of the armed forces of the United States, please send written notice of 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 CHASE HAGUE  
Substitute Trustee  
c/o Hosto & Buchan, P.L.L.C.  
9900 Westpark Drive, Suite 120  
Houston, Texas 77079

**Please be advised that this communication is an attempt to collect a debt by a debt collector, and any information obtained will be used for that purpose.**

On: Jul 13, 2015 at 12:04P

As a  
Posting Real Estate Notice

Amount 2.00

Receipt Number - 549794  
By  
Debbie Baker

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS, KAREN L. HUDSON AND HUSBAND, SHANE L. HUDSON** delivered that one certain Deed of Trust dated AUGUST 24, 2006, which is recorded in VOLUME 7553, PAGE 259 of the real property records of BRAZOS County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$226,980.00 payable to the order of GREATER TEXAS FEDERAL CREDIT UNION, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

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

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

**WHEREAS, COLONIAL SAVINGS, F.A., the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.**

**NOTICE IS HEREBY GIVEN** that on Tuesday, AUGUST 4, 2015, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT THREE (3), BLOCK THREE (3), DUCK HAVEN SUBDIVISION PHASE TWO, AN ADDITION TO BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 6220, PAGE 118, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

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

**NOTICE IS FURTHER GIVEN** that the address of COLONIAL SAVINGS, F.A., the Mortgagee or Mortgage Servicer, is 2626B WEST FREEWAY, FORT WORTH, TEXAS 76102. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: JULY 13, 2015.



SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR PETE FLOREZ OR  
ORLANDO ROSAS OR ZACHARY FLOREZ OR  
SHARON ST. PIERRE OR SHERYL LAMONT OR  
HARRIETT FLETCHER OR DAVID SIMS OR ROBERT  
LAMONT

FILE NO.: CSA-4070  
PROPERTY: 4982 DRAKE DRIVE  
COLLEGE STATION, TEXAS 77845

KAREN L. HUDSON

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tel: (972) 384-3086  
Fax: (972) 384-1263



4534695

**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: 08/04/2015**

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

**Place: 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**

**Property Address:** 2503 Wilhelm, Bryan, TX 77803

**2. Terms of Sale:** Cash

**3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 12/23/2003 and recorded 01/02/2004 in Document 00841690 real property records of Brazos county Texas, with Martie Wayne Hughes and Teresa Marie Hughes grantor(s) and Argent Mortgage Company, LLC.

**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 Martie Wayne Hughes and Teresa Marie Hughes securing the payment of the indebtedness in the original principal amount of \$ **54,066.00**, 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 Ameriquest Mortgage Securities Inc., Quest Trust 2004-X1, Asset Backed Certificates, Series 2004-X1 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.

### Notice of [Substitute] Trustee Sale

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

**Lot Six (6), Block Twenty (20), Second Subdivision of Lynndale Acres, City of Bryan, according to plat thereof recorded in Volume 168, Page 639 of the Deed Records of Brazos County, Texas.**

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  
Phone: 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, Patricia Crenshaw, Robert LaMont or Chance Oliver, Bret Allen , Substitute Trustee

7-13-15

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

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

TS No.: 2015-02083-TX

Amount 2.00

Receipt Number - 549814  
By:  
Amber Hoshman

### 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: 08/04/2015**

**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:** 3755 West Villa Maria Road, Bryan, TX 77807

**2. Terms of Sale:** Cash

**3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 06/08/2004 and recorded 06/16/2004 in Document 00858996 real property records of Brazos county Texas, with Scott Homer, A Single Man. grantor(s) and Cornerstone Mortgage Company .

**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 Scott Homer, A Single Man. securing the payment of the indebtedness in the original principal amount of **\$ 93,650.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2004-QS12 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.

*Rexos PD*

## Notice of [Substitute] Trustee Sale

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

**Being a tract of land containing 0.6653 acres, out of and part of the T.J.Wooten Survey, A-59, also being out of and part of a 28.68 acres tract owned by Pamela Pantalion as recorded in Volume 351, Page 120 of the Brazos County Deed Records (B.C.D.R.), the 0.6653 acres tract being more particularly described as follows:**

**BEGINNING at a 1/2" iron rod found for the west corner of this tract, also being a point in the north boundary line of the said Pantalion tract, also being the north corner of the Theodore Friend tract as recorded in Volume 1567, Page 63 of the Brazos County Official Records (B.C.O.R.), also being a point in the existing southeast right-of-way line of West Villa Maria Road; THENCE North 43°24' 21" East along the common line between this tract and said southeast right-of-way line, also being the same line as the said north boundary line, a distance of 99.82 feet to a 5/8" iron rod set for the north corner of this tract, also being a point in said southeast right-of-way line, also being the north corner of the said Pantalion tract, also being the southwest corner of the Clyde Berger tract as recorded in Volume 347, Page 100 of the B.C.D.R.; THENCE South 46°37' 42" East along the common line between this tract and said Berger tract, a distance of 290.05 feet to a 5/8" iron rod set for the east corner of this tract, also being a point in the southwest boundary line of said Berger tract, also being a northeast exterior corner of the said Friend tract;**

**THENCE South 43°22' 18" West along the common line between this tract and said Friend tract, a distance of 100.00 feet to a 1/2" iron rod found for the south corner of this tract, also being a northeast interior corner of the said Friend tract;**

**THENCE North 46°35' 36" West along the common line between this tract and said Friend tract, a distance of 290.11 feet to the PLACE OF BEGINNING containing 28982.27 square feet or 0.6653 acres.**

**The basis of this survey is iron rods found in the Right-Of-Way of West Villa Maria Road.**

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  
Phone: 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.

**Notice of [Substitute] Trustee Sale**



Sharon St.Pierre or Robert LaMont or Chance Oliver, Bret Allen,Patricia Crenshaw, Substitute Trustee

7-13-15

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

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

**Notice of [Substitute] Trustee Sale**

Amount 2.00

**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.**

Receipt Number - 549814

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

**Date:** 08/04/2015

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

**Place:** **FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

**Property Address:** 2308 Wilkes St, Bryan, TX 77803-1063

**2. Terms of Sale:** Cash

**3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 06/14/2004 and recorded 06/18/2004 in Document --- real property records of Brazos county Texas, with Marcus A. Rios and Jannise A. Rios, Husband and Wife grantor(s) and Option One Mortgage Corporation, a California 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 Marcus A. Rios and Jannise A. Rios, Husband and Wife securing the payment of the indebtedness in the original principal amount of \$ **59,500.00**, 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, National Association, as Trustee for Citigroup Mortgage Loan Trust, Series 2004-OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1 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.

### Notice of [Substitute] Trustee Sale

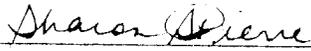
7. **Property to be sold:** The property to be sold is described as follows:

**LOT FIVE (5), BLOCK NINETEEN (19), SECOND SUBDIVISION ON LYNNDALE ACRES, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 168, PAGE 639 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.**

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  
Phone: 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, Patricia Crenshaw, Robert LaMont or Chance Oliver, Bret Allen Substitute Trustee

7-13-15

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

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**