

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

Filed for Record in:  
BRAZOS COUNTY

On: Jul 27, 2015 at 12:58P

**DEED OF TRUST INFORMATION:**

**Date:** 07/31/2012  
**Grantor(s):** JOANNE LEE, A SINGLE PERSON  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CITY BANK MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$89,100.00  
**Recording Information:** Book 10825 Page 1 Instrument 01128322  
**Property County:** Brazos  
**Property:** LOT NINE (9), BLOCK ONE (1), HALL CROSSING, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6155, PAGE 221, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.  
**Reported Address:** 1103 HALL STREET, BRYAN, TX 77803

As a  
Posting Real Estate Notice

Receipt Number -- 551215  
By  
Amber Holthman

**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 1st day of September, 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.

Filed for Record in:  
**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE** BRAZOS COUNTY

On: Jul 27, 2015 at 12:53P

**DEED OF TRUST INFORMATION:**

**Date:** 06/12/2009  
**Grantor(s):** LEVITA L. MARSHALL JOINED HEREIN PROFORMA BY HER HUSBAND MANNASER MARSHALL  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$175,757.00  
**Recording Information:** Book 9153 Page 105 Instrument 01031908  
**Property County:** Brazos  
**Property:** BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT NINETEEN (19), BLOCK THIRTY-FIVE (35), SHENANDOAH, PHASE 11, AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8288, PAGE 82, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.  
**Reported Address:** 1104 HOPEWELL COURT, COLLEGE STATION, TX 77845-4099

As a  
Fostling Real Estate Notice  
Agent  
Receipt Number: 551215  
By:  
Amber Hochman

**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 1st day of September, 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.



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:** September 01, 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 June 20, 2001 and recorded in Document CLERK'S FILE NO. 0747274 real property records of BRAZOS County, Texas, with SHELDON T. SMITH AND SANDRA T. SMITH, grantor(s) and FIRST AMERICAN BANK, SSB, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SHELDON T. SMITH AND SANDRA T. SMITH, securing the payment of the indebtednesses in the original principal amount of \$39,870.00, 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, L.L.P.  
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 for  
BRAZOS COUNTY  
On: Sep 29 2015 at 09:07:28  
At: C  
Case No. 0747274  
Amount: 2,100  
Receipt Number - 00000005324850  
Declarant Name



NOS00000005324850

EXHIBIT A

LOT ELEVEN (11), BLOCK ELEVEN (11), NORTHWOOD 6TH INSTALLMENT, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 542, PAGE 119 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.



NOS0000005324850

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:** September 01, 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 September 11, 2009 and recorded in Document VOLUME 9311, PAGE 85 real property records of BRAZOS County, Texas, with HOLT CARLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HOLT CARLE, securing the payment of the indebtednesses in the original principal amount of \$143,900.00, 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.

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

Filed for Record in  
BRAZOS COUNTY  
ON JUL 27, 2015 at 09:02A  
RE: 0  
POSTING REAL ESTATE NOTICE  
Amount 1.00  
Receipt Number - 50179  
EPL  
Fees Consolidated  
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 ONLY RECORDED IN ONE VOLUME AND PAGE  
OF THE OFFICIAL PUBLIC RECORDS OF  
BRAZOS COUNTY  
OF STAMPED RECEIPT BY ME  
JUL 27 2015  
Koren McQuinn, Brazos County Clerk  
BRAZOS COUNTY



NOS00000005403282



LOT TWENTY-THREE (23), BLOCK FOUR (4), EDELWEISS GARTENS PHASE FIVE, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 8081, PAGE 118 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.



NOS0000005403282

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:** September 01, 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, LEIGHTON 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.

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

Filed for Record in  
BRAZOS COUNTY  
On JUL 27 2015 at 09:52A  
As of  
Postline Real Estate Notice  
Amount 2.00  
Receipt Number - 551178  
Fee  
Fees Non-refundable  
COUNTY OF BRAZOS  
CLERK'S OFFICE  
15000 SURVEYOR BOULEVARD, SUITE 100  
ADDISON, TEXAS 75001  
BRAZOS COUNTY  
JUL 27 2015  
I hereby certify that this instrument was  
of the date and time signed hereon as the  
only duly recorded in the volume and page  
of the Official Public Records of



NOS0000005411418

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.



NOS0000005411418

CITIMORTGAGE, INC. (CMI)  
BULLINGTON, DARREN K. AND CARI  
3238 INNSBRUCK CIRCLE, COLLEGE STATION, TX  
77845

VA 49-49-6-0963246  
Our File Number: 15-021565

Filed for Record in:  
BRAZOS COUNTY

On: Aug 10, 2015 at 03:02P

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on June 2, 2003, DARREN K. BULLINGTON, HUSBAND AND CARI BULLINGTON, WIFE, as Grantor(s), executed a Deed of Trust conveying to R.J. DANIEL, as Trustee, the Real Estate hereinafter described, to CORNERSTONE MORTGAGE COMPANY 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 00816302, 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

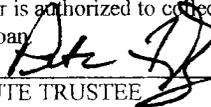
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **September 1, 2015** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 A.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in BRAZOS COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT TWELVE (12), BLOCK TWO (2), EDELWEISS ESTATES, PHASE 10-B, AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 2962, PAGE 113, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 3238 INNSBRUCK CIRCLE  
COLLEGE STATION, TX 77845  
Mortgage Servicer: CITIMORTGAGE, INC.  
Noteholder: CITIMORTGAGE, INC., SUCCESSOR BY MERGER WITH FIRST NATIONWIDE  
MORTGAGE CORPORATION  
1000 TECHNOLOGY DRIVE  
O'FALLON, MISSOURI 63368-2240

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.**

Our File Number: 15-04889

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

Amount: 2,000  
Receipt Number - 552718  
By:  
Amber Noehman

**NOTICE OF TRUSTEE'S SALE**

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, SEPTEMBER 1, 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 NSTALLMENT,  
CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME  
375, PAGE 143 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

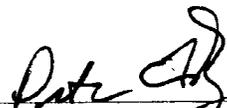
Property Address: 4503 LAURA LN  
BRYAN, TX 77803-0418  
Mortgage Servicer: BANK OF AMERICA, N.A.  
Noteholder: BANK OF AMERICA, N.A.  
7105 CORPORATE DRIVE  
PLANO, TX 75024-4100

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 10<sup>th</sup> day of August, 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



4538273

On: Aug 10, 2015 at 03:04P

C&S No. 44-15-1240 / Conventional / No  
Shellpoint Mortgage Servicing

As a  
Postina Real Estate Notice

### NOTICE OF TRUSTEE'S 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** November 01, 2005

**Grantor(s):** Jason Newman, joined herein pro forma by his wife, Shannon Newman

**Original Trustee:** G. Tommy Bastian

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Countrywide Home Loans, Inc., its successors and assigns

**Recording Information:** Vol. 7007, Page 116, or Clerk's File No. 00908725, in the Official Public Records of BRAZOS County, Texas.

**Current Mortgagee:** The Bank of New York Mellon FKA The Bank of New York, As trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-73CB, Mortgage Pass-Through Certificates, Series 2005-73 CB

**Mortgage Servicer:** Shellpoint Mortgage Servicing, whose address is C/O 15 South Main Street Suite 401 Greenville, SC 29601 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:** 09/01/2015 **Earliest Time Sale Will Begin:** 11:00 AM

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

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

**Legal Description:**  
LOT TWENTY-TWO (22), BLOCK TWO (2), SPRING MEADOWS SUBDIVISION, PHASE II, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5838, PAGE 177 OF THE OFFICIAL PUBLIC 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, Christopher Florez as Successor Substitute Trustee, Orlando Rosas as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Zachary Florez as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Robert LaMont 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



4538571

On: Aug 10, 2015 at 03:04P

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

As a  
Postline Real Estate Notice

### NOTICE OF TRUSTEE'S 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

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

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

**Original Trustee:** Jay Don Watson

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

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

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

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 09/01/2015 **Earliest Time Sale Will Begin:** 11:00 AM

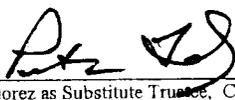
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

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

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

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

**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, Christopher Florez as Successor Substitute Trustee, Orlando Rosas as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Zachary Florez as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Robert LaMont 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



4538541

On: Aug 10, 2015 at 03:04P

As a  
Posting Real Estate Notice

Amount: 2.00

Receipt Number - 552718

By:  
Number Hochman

**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.**

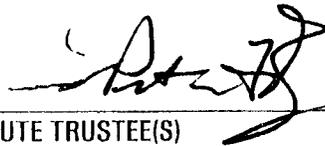
**NOTICE IS HEREBY GIVEN** that on Tuesday, SEPTEMBER 1, 2015, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

**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 2826B 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, 3810 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: AUGUST 10, 2015.



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

FILE NO.: CSA-4070  
PROPERTY: 4992 DRAKE DRIVE  
COLLEGE STATION, TEXAS 77845

KAREN L. HUDSON

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3810 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263



4538289

3113 BROADMOOR DR.  
BRYAN, TX 77802

Filed for Record in:  
BRAZOS COUNTY

00000004953527

On: Aug 10, 2015 at 01:43P

**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.**

As a  
Estate Notice  
2.00  
Receipt Number - 552688  
By:  
Lauren Reistino

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

Date: September 01, 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.

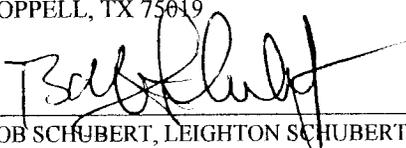
**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 25, 2010 and recorded in Document CLERK'S FILE NO. 2010-1071400 real property records of BRAZOS County, Texas, with SHIRLEY A. JOYNER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by SHIRLEY A. JOYNER, securing the payment of the indebtednesses in the original principal amount of \$261,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75619

  
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: \_\_\_\_\_



NOS00000004953527

**EXHIBIT "A"**

ALL OF LOT FIVE (5), BLOCK TWO (2), BRIARCREST WEST I, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE AMENDING PLAT RECORDED IN VOLUME 1331, PAGE 219, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.



NOS00000004953527

903 WATER LOCUST DRIVE  
BRYAN, TX 77803

Filed for Record in:  
BRAZOS COUNTY 00000005428198

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE: Aug 10, 2015 at 01:43P

**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 - 552689  
By:  
Lauren Reistino

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

Date: September 01, 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 18, 2005 and recorded in Document VOLUME 6990, PAGE 246 real property records of BRAZOS County, Texas, with WENDY L. HINES AND CHRISTOPHER HINES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WENDY L. HINES AND CHRISTOPHER HINES, securing the payment of the indebtednesses in the original principal amount of \$72,000.00, 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 FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC1 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. AMERICA'S SERVICING COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AMERICA'S SERVICING COMPANY  
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: \_\_\_\_\_



NOS00000005428198

**EXHIBIT "A"**

LOT FOURTEEN (14), BLOCK TWELVE (12), ALLEN FOREST, PHASE IV, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 498, PAGE 139, DEED RECORDS OF BRAZOS COUNTY, TEXAS.



NOS0000005428198

Our File Number: 390.100220

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

Filed for Record in:  
BRAZOS COUNTY  
08:003 10/2015 08 04:00F

**NOTICE OF TRUSTEE'S SALE**

As a  
Posting Real Estate Notice

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**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, **September 1, 2015** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM 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, August 10, 2015.

*Sharon St. Pierre*  
Sharon St. Pierre, Robert Lamont, Sheryl Lamont, Pete Flores, Tyler Martin, Orlando Rosas, Zachary Flores, Bob Schubert, Leighton Schubert, Rickie Salcido, Chance Oliver or Bret Allen, Substitute Trustee  
c/o Angel Reyes & Associates, P.C.  
5950 Berkshire Lane, Suite 410  
Dallas, TX 75225 214-526-7900

*Angel Reyes*

# NOTICE OF TRUSTEE'S SALE

Filed for Record in:

**DEED OF TRUST INFORMATION:**

On: Jul 28, 2015 at 0:35:28

<b>Grantor(s)</b>	Tommy R Evans, Gregoria M. Evans	<b>Deed of Trust Date</b>	April 6, 2008
<b>Original Mortgagee</b>	Greenlight Financial Services	<b>Recording Information</b>	Instrument #: 00996961 in Brazos County, Texas
<b>Original Trustee</b>	Tommy Bastian	<b>Original Principal</b>	\$123,000.00
<b>Property County</b>	Brazos	<b>Property Address</b>	2902 Woodville Road, Bryan, TX 77803

**MORTGAGE SERVICER INFORMATION:**

<b>Current Mortgagee</b>	James B. Nutter & Company	<b>Mortgage Servicer</b>	James B. Nutter & Company
<b>Current Beneficiary</b>	James B. Nutter & Company	<b>Mortgage Servicer Address</b>	4153 Broadway, Kansas City, MO 64111

**SALE INFORMATION:**

<b>Date of Sale</b>	09/01/2015
<b>Time of Sale</b>	11:00 AM or no later than 3 hours thereafter
<b>Place of Sale</b>	The atrium on the 1st floor of the County administration building, 200 South Texas Avenue, Bryan, Texas County Courthouse 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.
<b>Substitute Trustees</b>	Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244

**PROPERTY INFORMATION:**

**Legal Description as per the Deed of Trust:**  
**EXHIBIT "A" ALL OF LOT NUMBER SEVENTEEN (17) CREEKWOOD ESTATES PHASE ONE, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 368 PAGE 355 DEED RECORDS OF BRAZOS COUNTY, TEXAS.**

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other 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 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.

## NOTICE OF TRUSTEE'S SALE

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Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

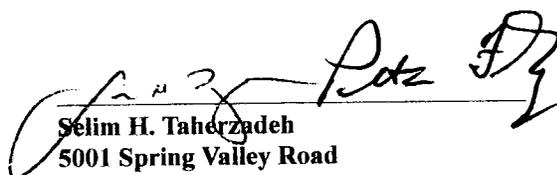
Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

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

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**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.**

Dated July 27, 2015.



Selim H. Taherzadeh  
5001 Spring Valley Road  
Suite 1020W  
Dallas, TX 75244  
(469) 729-6800

Return to:  
TAHERZADEH, PLLC

Filed for Record in:  
BRAZOS COUNTY

On: Jul 23, 2015 10:01:58 AM

As a  
Posting Real Estate Notice

RECORDING REQUESTED BY:

Amount: 2.00

WHEN RECORDED MAIL TO:

Receipt Number: 551010  
By:  
Ashlie Peters-Bowman

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

TS No TX09000011-14-2S

APN 36003 / 478000-0011-0020

TO No 150157708-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on December 7, 2007, COURTNEY SLENK AND SPOUSE, JASON SLENK as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of CALVIN C. MANN, JR. as Trustee, WASHINGTON MUTUAL BANK, FA. as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$71,000.00, payable to the order of Caliber Home Loans, Inc. as current Beneficiary, which Deed of Trust recorded on December 14, 2007 as Document No. 00984105 in Book 8366, on Page 279 in Brazos County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 36003 / 478000-0011-0020

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

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

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

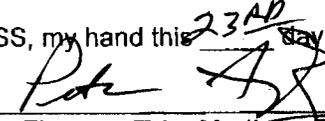


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The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Caliber Home Loans, Inc.'s election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Caliber Home Loans, Inc.'s rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

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

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 23<sup>rd</sup> day of July 2015  


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

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

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

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

TS No TX09000011-14-2S

APN 36003 / 478000-0011-0020

TO No 150157708-TX-RWI

**EXHIBIT "A"**

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**BRAZOS County Deed of Trust:**

**Dated:** May 6, 2009

**Amount:** \$177,500.00

**Grantor(s):** CAROLYNDA BREWER and MARK BREWER SR

**Original Mortgagee:** DIVERSIFIED MORTGAGE CORPORATION

**Current Mortgagee:** GREEN TREE SERVICING LLC

**Mortgagee Address:** GREEN TREE SERVICING LLC, 4250 North , Fort Worth, TX 76137

**Recording Information:** Document No. 2009-01030903

**Legal Description:** LOT SEVEN (7), BLOCK FOUR (4), WOODCREEK SECTION ONE, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 529, PAGE 23 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on August 7, 2013 under Cause No. 13-001558-CV-85 in the 85TH Judicial District Court of BRAZOS County, Texas

**Date of Sale:** September 1, 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.

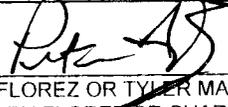
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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: 2014-022563

  
\_\_\_\_\_  
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

2014-022563cas



4536413

Filed for Record in:  
BRAZOS COUNTY

On: Jul 23, 2015 at 03:26P

As a  
Posting Real Estate Notice

Amount 2.00

Receipt Number 551010

By,  
Allie Peters-Bowman