

Filed for Record in:
BRAZOS COUNTY

On: Jul 13, 2015 at 12:04P

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

As a
Posting Real Estate Notice

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement / Pay Off Requests: (888) 313-1969

Amount 2.00
Receipt Number - 549794
By:
Debbie Baker

TS#: 14-14002

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 1/16/2008, JENNIFER L RAMIREZ AND HUSBAND, JUAN G RAMIREZ, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of MICHAEL L. RIDDLE, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR WESTSTAR MORTGAGE CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$135,022.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR WESTSTAR MORTGAGE CORPORATION, which Deed of Trust is Recorded on 1/22/2008 as Volume 00987074, Book 8416, Page 90, in Brazos County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT EIGHT (8), BLOCK ONE (1), FALCON CREST SUBDIVISION, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4277, PAGE 40 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Commonly known as: 11511 FALCON CREST DR, BRYAN, TX 77808

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, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont,**

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 Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and 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. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that



4534472

agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 10/6/2015 at 10:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Brazos County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place 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 FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

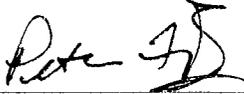
NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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.

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.

WITNESS, my hand this 7/9/2015



By: Substitute Trustee(s)

Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont,

C/O Carrington Foreclosure Services, LLC
1610 E. Saint Andrew Place, Suite 150F
Santa Ana, CA 92705

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BRAZOS County
Deed of Trust Dated: October 30, 2001
Amount: \$82,000.00
Grantor(s): KAZUMI CRENSHAW and RONNIE CRENSHAW

Original Mortgagee: VICTORY HOME MORTGAGE
Current Mortgagee: GREEN TREE SERVICING LLC

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

Recording Information: Document No. 00759556

Legal Description: LOT TWO (2), BLOCK TWO (2), WIXON OAKS SUBDIVISION, BRAZOS COUNTY, ACCORDING TO PLAT PLAT THEREOF RECORDED IN VOLUME 3767, PAGE 291 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: October 6, 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. ~~on 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.~~

STEVE LEVA OR LILLIAN POELKER, JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON OR CHAD RAUSCHER 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.

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER


SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2015-005712


STEVE LEVA OR LILLIAN POELKER, JEFF LEVA, SANDY DASIGENIS,
PATRICIA POSTON OR CHAD RAUSCHER
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039

Filed for Record in:
BRAZOS COUNTY
On: Sep 03, 2015 at 03:44P
As a
Private Real Estate Notice

Receipt Number - 555134
By:

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public records of:
as stamped hereon by me
Notary Public, Official County Clerk
BRAZOS COUNTY



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Filed for Record in:
BRAZOS COUNTY

Date: 09/15/2006
Grantor(s): STEVEN GUEVARA AND NANCY GUEVARA, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CITIZENS MORTGAGE CORP., A TEXAS CORPORATION, ITS SUCCESSORS AND ASSIGNS

On: 09/17/2015 at: 09:51P

Original Principal: \$135,401.00
Recording Information: Book 7593 Page 168 Instrument 00941164
Property County: Brazos
Property:

Amount: 2.00

Receipt Number: 554407

By:

ALL OF LOT ELEVEN (11), BLOCK EIGHT (8), WESTFIELD MILLS MORTGAGE, PHASE FOUR (4), 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

Reported Address: 923 CRESTED POINT DRIVE, COLLEGE STATION, TX 77845

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of October, 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

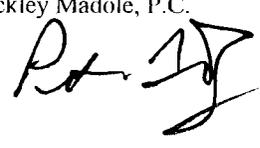
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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:
Brazos County

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

On: Nov 27, 2015 at 03:51P

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 PRIME LENDING, 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

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of October, 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

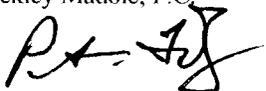
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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.



2032 POSITANO LOOP
BRYAN, TX 77808

Posting Real Estate Notice

00000005446059

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

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

Date: November 03, 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.

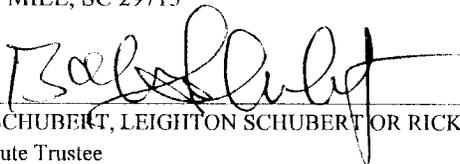
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 19, 2010 and recorded in Document VOLUME 9917, PAGE 237 real property records of BRAZOS County, Texas, with WAYMON E. RICHARDSON JR AND SHANETTA RICHARDSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WAYMON E. RICHARDSON JR AND SHANETTA RICHARDSON, securing the payment of the indebtednesses in the original principal amount of \$179,346.00, 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: _____



NOS00000005446059

EXHIBIT "A"

ALL OF LOT FIFTY-SEVEN (57), BLOCK ONE (1), SIENA PHASE 1, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS. ACCORDING TO THE PLAT RECORDED IN VOLUME 9460, PAGE 294 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.



NOS0000005446059

On: Aug 24, 2015 at 01:09

2510 ELKHORN TRL
BRYAN, TX 77803

As a 00000005443395
Posting Real Estate Notice

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: October 06, 2015

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 28, 2010 and recorded in Document VOLUME 9603, PAGE 106 real property records of BRAZOS County, Texas, with DAVID BUSTOS AND SHERRI FICKEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DAVID BUSTOS AND SHERRI FICKEY, securing the payment of the indebtednesses in the original principal amount of \$127,546.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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



BOB SCHUBERT, LEIGHTON SCHUBERT OR RICKIE SALCIDO
Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____
Date: _____



NOS00000005443395

EXHIBIT "A"

LOT THREE (3), BLOCK ONE (1), SIERRA RIDGE ESTATES PHASE ONE, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9134, PAGE 125 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.



NOS00000005443395

2509 RHAPSODY COURT
BRYAN, TX 77802

Filed for Record in:
BRAZOS COUNTY

On: Aug 10, 2015 at 01:43:0000005395108

NOTICE OF [SUBSTITUTE] 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.

Number - 552688
By:
Lauren Keistling

1. Date, Time, and Place of Sale.

Date: October 06, 2015

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

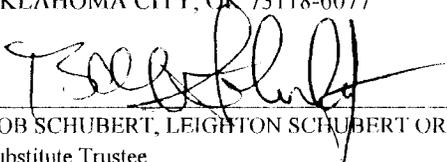
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 02, 2006 and recorded in Document VOLUME 7495, PAGE 208 real property records of BRAZOS County, Texas, with CELESTE S. REESE AND JOHN R. REESE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CELESTE S. REESE AND JOHN R. REESE, securing the payment of the indebtednesses in the original principal amount of \$126,613.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077



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: _____



NOS0000005395108

EXHIBIT "A"

LOT FIFTEEN (15), BLOCK THREE (3), SYMPHONY PARK SUBDIVISION PHASE TWO, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5044, PAGE 174 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.



NOS0000005395108

NOTICE OF FORECLOSURE SALE Nov 24/2015 at 04:02P

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

LOT SIX (6), BLOCK ONE (1), SIERRA RIDGE ESTATES PHASE ONE, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9134, PAGE 125 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/30/2010 and recorded in Book 9611 Page 169 real property records of Brazos County, Texas.

3. Date, Time, and Place of Sale.

Date: 11/03/2015

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 CHAD WHISENANT AND AMANDA WHISENANT, provides that it secures the payment of the indebtedness in the original principal amount of \$137,365.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and BANK OF AMERICA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o BANK OF AMERICA, N.A., 4500 PARK GRANADA, CALABASAS, CA 91302 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

PETE FLOREZ, 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

12-004898-570
2516 ELKHORN TRL
BRYAN, TX 77803

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE As a
Foreclosure Real Estate Notice

Matter No.: 031854-TX

Amount: 2,000

Date: September 2, 2015

Deed ref. Number - 555830
By
number - 10441

County where Real Property is Located: Brazos

ORIGINAL MORTGAGOR: DAVID SANCHEZ, JR. AND LOUISE SANCHEZ, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: VILLAGE CAPITAL & INVESTMENT, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: VILLAGE CAPITAL & INVESTMENT, LLC

MORTGAGE SERVICER: VILLAGE CAPITAL & INVESTMENT, LLC

DEED OF TRUST DATED 11/22/2011, RECORDING INFORMATION: Recorded on 12/2/2011 as Instrument No. 01106877, in Book 10441 Page 163

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 11, BLOCK 1, FALCON CREST SUBDIVISION, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4277, PAGE 40 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **10/6/2015**, the foreclosure sale will be conducted in **Brazos** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

VILLAGE CAPITAL & INVESTMENT, LLC is acting as the Mortgage Servicer for VILLAGE CAPITAL & INVESTMENT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. VILLAGE CAPITAL & INVESTMENT, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

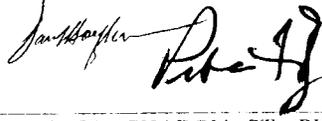
VILLAGE CAPITAL & INVESTMENT, LLC
1 Corporate Drive Suite 360,
Lake Zurich IL 60047-8924

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 property securing the above referenced loan.



Matter No.: 031854-TX

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.



By: _____ Substitute Trustee
PETE FLOREZ OR SHARON ST. PIERRE OR SHERYL
LAMONT OR HARRIETT FLETCHER OR DAVID SIMS OR
ROBERT LAMONT OR PAUL A. HOEFKER OR ROBERT L.
NEGRIN

ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385

TS# 031854-TX

EXHIBIT "A"

Lot 11, Block 1, Falcon Crest Subdivision, Brazos County, according to plat thereof recorded in Volume 4277, Page 40 of the Official Records of Brazos County, Texas.

Together with the Manufactured Home situated thereon which is affixed to the aforementioned real property (as evidenced by Statement of Ownship and Location filed in Volume 8344 Page 126) and incorporated herein. Said Manufactured Home is identified as follows:

**Year/Make/Model: 2007/Patriot Homes of Texas/Rio Grande
Serial Nos: CNH000003A and CNH000003B
Label/Seal Number(s): RAD1449277 and RAD1449278**

Commonly known as: 11577 Falcon Crest Drive, Bryan, TX 77808

Parcel Number: 265300-0001-0110

Our File Number: 15-09744

Name: RAFAEL CARRILLO, A SINGLE MAN AND SOCORRO GUILLEN MAURICIO, A SINGLE WOMAN

Filed for Record in:
BRAZOS COUNTY

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 31, 2008, RAFAEL CARRILLO, A SINGLE MAN AND SOCORRO GUILLEN MAURICIO, A SINGLE WOMAN, executed a Deed of Trust/Security Instrument conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2008-01013722, Book 8858, Page 122, in the DEED OF TRUST OR REAL PROPERTY records of BRAZOS COUNTY, TEXAS; and

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

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

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

Said Real Estate is described as follows:

ALL OF LOT TWELVE (12), BLOCK THIRTY (30), SECOND SUBDIVISION OF LYNNDALE ACRES, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 168, PAGE 639 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 3005 LOUISIANA AVENUE
BRYAN, TX 77803-1076

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 14th day of September, 2015.

Pete Florez, Robert LaMont, Harriett Fletcher,
David Sims, Sheryl LaMont, Sharon St. Pierre,
Substitute Trustees

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



4542471

Our File Number: 15-10846

Name: LISA MARTINEZ PAUL F/K/A LISA L. SMESTUEN, A MARRIED WOMAN

As a
Public Real Estate Notice**NOTICE OF TRUSTEE'S SALE**

Amount: \$2,000

WHEREAS, on April 22, 2003, LISA MARTINEZ PAUL F/K/A LISA L. SMESTUEN, A MARRIED WOMAN, executed a Deed of Trust/Security Instrument conveying to PRLAP, INC., as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., in the payment of a debt therein described; said Deed of Trust/Security Instrument being recorded under County Clerk Number 00811272, Book 5247, Page 170, in the DEED OF TRUST OR REAL PROPERTY records of **BRAZOS COUNTY, TEXAS**; and

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

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

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

Said Real Estate is described as follows:

LOT FIVE (5), BLOCK THREE (3), A VACATING & RE-SUBDIVISION PLAT OF A PORTION OF BLOCK 1, LOTS 2,3, AND A PORTION OF LOT 4 MEMORIAL VILLAGE, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 359, PAGE 665 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 2311 DE LEE STREET
BRYAN, TX 77802-2816

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 14th day of September, 2015.



Pete Florez, Robert LaMont, Harriett Fletcher,
Orlando Rosas, David Sims, Sheryl LaMont,
Tyler Martin, Zachary Florez, Sharon St. Pierre,
Substitute Trustees

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



4542481

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

CONVENTIONAL
Our File Number: 15-020165

Filed for Record in
BRAZOS COUNTY

NOTICE OF TRUSTEE'S SALE

Page 1 of 13, 2015 at 11:11 AM

WHEREAS, on August 31, 2006, LEON ALVARADO JOINED HEREIN PRO FORMA BY HIS WIFE VERONICA ALVARADO, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to WASHINGTON MUTUAL BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of BRAZOS COUNTY, TX and is recorded under Clerk's File/Instrument Number 00939744 Volume 7569, Page 92, to which reference is herein made for all purposes.

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

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

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

Said Real Estate is described as follows: In the County of BRAZOS, State of Texas:
LOT SEVEN (7) AND THE WEST 1/2 OF LOT EIGHT (8), BLOCK SIXTY-THREE (63), CITY OF BRYAN,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "II", PAGE 721 OF THE DEED RECORDS OF
BRAZOS COUNTY, TEXAS.

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

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

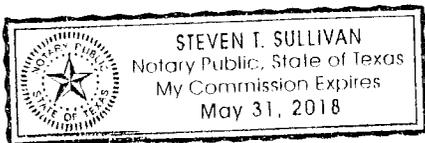
Pete Florez

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

THE STATE OF TEXAS
COUNTY OF BRAZOS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of SEPTEMBER, 2015.



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

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

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE On: Sep 14, 2015 at 02:33P

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: October 06, 2015

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

Receipt Number 555559
By:
Amber Hochman

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 19, 2008 and recorded in Document VOLUME 8908, PAGE 114 real property records of BRAZOS County, Texas, with VLADIMIR JOSEPH PODEST II AND STACI M PODEST, grantor(s) and EDWARD JONES MORTGAGE, LLC, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VLADIMIR JOSEPH PODEST II AND STACI M PODEST, securing the payment of the indebtednesses in the original principal amount of \$162,000.00, 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: _____



NOS0000005494216

00000005494216

Filed for Record in:
BRAZOS COUNTY

BRAZOS

EXHIBIT "A"

On: Sep 14, 2015 at 02:38P

As a

LOT FIFTY-SIX (56), BLOCK FIVE (5), ALEXNDRIA SUBDIVISION PHASE FIVE, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5063, PAGE 140 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Amount 2.00

Receipt Number - 555369

By:

Huber Hoehn



NOS00000005494216

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE No: Sep 14, 2015 at 02:38P

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: October 06, 2015

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

Receipt Number - 555645
By:
Amber Hochman

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 11, 2009 and recorded in Document VOLUME 9092, PAGE 197 real property records of BRAZOS County, Texas, with ROBERT SANCHEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERT SANCHEZ, securing the payment of the indebtednesses in the original principal amount of \$93,279.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. 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. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MO 63368

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: _____



NOS00000005425707

EXHIBIT "A"

ALL OF THOSE CERTAIN TWO PARCELS OF LAND LYING WITHIN THE ZENO PHILLIPS LEAGUS, BRAZOS CONNTY, TEXAS, TRACT ONE BEING A PORTION OF LOT 1, CACHE COVE, AN ADDITION TO THE CITY OF BRYAN ACCORDING TO THE PLAT RECORDED IN VOLUME 360, PAGE 381, DEED RECORDS OF SAID COUNTY AND A PORTION OF BLOCK "M", CAVITT'S WOODLAND HEIGHTS, AN ADDITION TO SAID CITY, ACCORDING TO THE PLAT RECORDED IN VOLUME 91, PAGE 588, DEED RECORDS OF SAID COUNTY, TRACT TWO BEING AN UNDIVIDED 1/2 INTEREST IN A PORTION OF SAID LOT 1 AND BEING THAT SAME PATRICK MUNOZ AND WIFE KIMBERLY R. RICHTER PARCELS OF LAND RECORDED IN VOLUME 4390, PAGE 161, OFFICIAL RECORDS OF SAID COUNTY AND BEING FURTHER DESCRIBED AS FOLLOWS:

TRACT ONE:

BEGINNING AT A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED R.P.L.S, NO. 4502, FOR THE NORTHWESTERLY CORNER OF LOT 1, MARKING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF 50' WIDE WOODLAND DRIVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 50' CACHE COVE;

THENCE N 86° 20' 24" E ALONG SAID CACHE COVE LINE FOR THE BASIS OF BEARINGS OF THIS SURVEY AS CITED PER SAID CACHE COVE PLAT, A DISTANCE OF 134.90 FEET TO A FOUND CHISELED "X" IN CONCRETE DRIVEWAY;

THENCE ACROSS SAID LOT 1, THE FOLLOWING CALLS:

S 04° 15' 55" E ALONG THE COMMON WALL AND THE EXTENSION THEREOF THE GARAGE OF A TWO-STORY HOMEPLEX, A DISTANCE OF 38.96';

S 85° 44' 05" W ALONG SAID COMMON WALL, A DISTANCE OF 0.70';

S 04° 15' 55" E, A DISTANCE OF 3.40';

S 85° 44' 05" W, A DISTANCE OF 11.30';

S 04° 15' 55" E, A DISTANCE OF 5.60';

S 85° 44' 05" W, A DISTANCE OF 3.67';

S 04° 15' 55" E ALONG THE COMMON WALL AND THE EXTENSION THEREOF SAID TWO-STORY HOMEPLEX, A DISTANCE OF 56.34' TO THE SOUTHERLY LINE OF SAID LOT 1, IN THE CENTERLINE OF A CREEK, FROM WHICH A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED R.P.L.S, NO. 4502, BEARS S 89° 05' 06" E, ALONG SAID LOT 1 LINE, A DISTANCE OF 0.97';

THENCE N 89° 05' 06" W ALONG SAID LOT 1 LINE AND CENTERLINE OF SAID CREEK, A DISTANCE OF 24.52' TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED R.P.L.S, NO. 4502, FOR THE MOST SOUTHERLY WESTERLY CORNER OF LOT 1 AND CONER WITH THE NORTHERLY LINE OF THE LISA FRENCH PARCEL RECORDED IN VOLUME 5495, PAGE 24, OFFICIAL RECORDS OF SAID COUNTY;

THENCE N 86° 20' 31" W ACROSS PART OF SAID BLOCK "M", A DISTANCE OF 99.46' TO A FOUND CHISELED "X" IN CONCRETE STORM SEWER FOR THE MOST WESTERLY CORNER WITH SAID FRENCH PARCEL, MARKING THE EASTERLY RIGHT-OF-WAY LINE OF SAID WOODLAND DRIVE;

THENCE N 01° 54' 00" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 89.88 FEET TO THE POINT OF BEGINNING, CONTAINING 0.287 OF AN ACRE OF LAND, MORE OR LESS, SAVE AND EXCEPT AN UNDIVIDED 1/2 INTEREST IN THE FOLLOWING DESCRIBED TRACT TWO;

TRACT TWO:

COMMENCING AT A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED RJ.P.L.S. NO. 4205,

FOR THE NORTHWESTERLY CORNER OF SAID LOT 1;

THENCE N 86° 20' 24" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CACHE COVE, A DISTANCE OF 117.90 FEET TO THE POINT OF BEGINNING;

THENCE N 86° 20' 24" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 5.00;

THENCE THROUGH PART OF LOT 1, FOR THE FOLLOWING CALLS:

S 04° 15' 55" E, A DISTANCE OF 48.09';

S 85° 44' 05" W, A DISTANCE OF 5.00';

N 04° 15' 55" W, A DISTANCE OF 48.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.006 OF AN ACRE OF LAND MORE OR LESS.



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