

NOTICE OF TRUSTEE'S SALE

Doc: Braz 09/2015 Vol: 00:25F

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: May 15, 2009
Grantor(s): Charles Dowdy and Diane Dowdy, husband and wife as community property
Original Trustee: Steve Holmes & Associates P.C.
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Alacrity Lending Company, its successors and assigns
Recording Information: Vol. 9403, Page 205, or Clerk's File No. 01046971, in the Official Public Records of BRAZOS County, Texas.
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Loan Care, A Division of FNF Servicing, Inc, whose address is C/O 3637 Sentara Way Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 12/01/2015 **Earliest Time Sale Will Begin:** 11:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

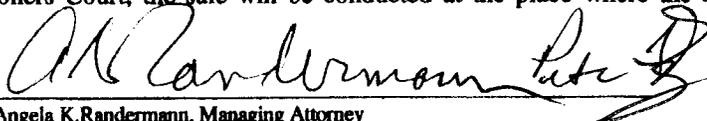
SUBSTITUTE TRUSTEE(S):
David Sims as Substitute Trustee, Pete Florez as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Robert LaMont as Successor Substitute Trustee, or Mary M. Speidel as Successor Substitute Trustee

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 SIXTEEN (16), STANDING ROCK RANCH, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 6962, PAGE 162, 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:
Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305.
Irving, TX 75039


Angela K. Randermann, Managing Attorney
Codilis & Stawiarski, P.C.
(281) 925-5200



STATE OF TEXAS

COUNTY OF Harris

Before me, the undersigned Notary Public, on this day personally appeared Angela K. Randermann as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office this 5th day of November 2015.

Cathy Cable

Notary Public
Signature



Notice of Assessment Lien Foreclosure Sale

(As a
Posting Real Estate Notice)

1. *Property to Be Sold.* The property to be sold is described as follows:
Amount: 2.00
Parcel Number: 560535

Unit Two (2), Building "F", Villas at Westwood Condominium, a Condominium projected located in the city of Bryan, established according to the condominium declaration recorded at Volume 5622, Page 39 Of the Official Records of Brazos County, Texas and amended in Volume 5835, Page 60 of the official Records of Brazos county, Texas, together with the limited common elements, and an undivided interest in and to the general common elements of such condominium project appurtenant to such unit as set forth in the condominium declaration.

2. *Instrument to be Foreclosed*

Whereas the property to be foreclosed is subject to the Declaration for Villas at Westwood Condominium recorded in volume 5622, Page 530 of the Deed Records, Brazos County, Texas filed and amended in Volume 5835, Page 60 of the official Records of Brazos county, Texas and any other applicable re-filings or re-plattings thereof and amendments or supplements thereto. The Declaration provides for the payments of monthly assessments which is secured by a lien against the non-paying owner. The payments are to be made to the Villas at Westwood Condominium Owner's Association, Inc. (Association).

Whereas the Association, on July 8, 2015 sent notice of default in payment of assessments to Kelly Brown being the present owner of said real property

Whereas, the Kelly S. Brown has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

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

Date: December 1, 2015

Time: 10:00 a.m. or no later than 3 hours thereafter.

Place: Brazos County Administration Building (Atrium of Administration Building), 200 South Texas Avenue, Bryan, Texas 77803 or as designated by the County Commissioners.

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 refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record.

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

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition, and title of the property.

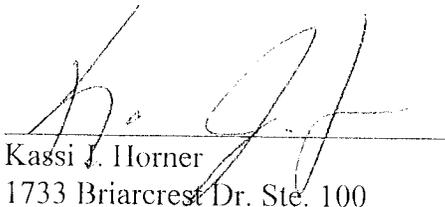
The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. Prospective bidders are strongly urged to examine the applicable property records and the law.

5. *Type of Sale.* The sale is a nonjudicial assessment lien foreclosure sale being conducted pursuant to the power of sale granted by the Declaration for Villas at Westwood Condominium and Texas Property Code 82.113.

The foreclosure of this property is being administered by the appointed attorney for the Association. Questions concerning the sale may be directed to the undersigned.

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.

Dated: November 10, 2015


Kassi J. Horner
1733 Briarcrest Dr. Ste. 100
Bryan, Texas 77802
Tel: (979) 703-7014
Fax: (979) 703-7031

NOTICE OF FORECLOSURE SALE

State of Texas §
§
County of Brazos §

Amount: 2.00
Receipt Number: 560417
By:
Dahlie Baker

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

1. Property To Be Sold. The property to be sold is described as follows:
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".
2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: December 1, 2015
Time: The sale shall begin no earlier than **01:00 PM** or no later than three hours thereafter.
Place: **Brazos** County Courthouse in **Bryan, Texas**, at the following location: the area designated by the Commissioners Court of **Bryan, Brazos County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

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

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

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

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.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **TIMOTHY WELLES**.
5. Obligations Secured. The Deed of Trust is dated **December 31, 2007**, and is recorded in the office of the County Clerk of **Brazos County, Texas**, in/under **00985945, Book 8400, Page 121, Official Public Records of Brazos County, Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$162,000.00**, executed by **TIMOTHY WELLES**, and payable to the order of **The National Bank of Georgia**.

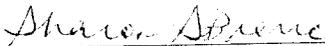
Original Mortgagee: The National Bank of Georgia.

Current Mortgagee of Record: Nationstar Mortgage LLC whose address is **8950 Cypress Waters Blvd., Coppell, TX 75019**.

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

Sent by: Jeffrey B. Lewis
Robertson Anschutz Veters
10333 Richmond Avenue, Suite 550
Houston, TX 77042

DATED November 9, 2015.


Sharon St. Pierre and/or Robert LaMont and/or Sheryl LaMont and/or Darian Goddard, Substitute Trustee
c/o Robertson Anschutz Veters
10333 Richmond Avenue, Suite 550
Houston, TX 77042
Phone: (713) 980-9500

30464317

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00985945	OR	8400	136

EXHIBIT "A"

Tract One: Fee Simple

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Unit Eighteen H (18H), Building Eighteen (18), The Woodlands of College Station Residential Sub-Condominiums, a Condominium Project in College Station, Brazos County, Texas, together with the limited common elements, and an undivided interest in and to the general common elements, as same are defined in the Master Condominium Declaration thereof, in Volume 8145, Page 143; the Subordinate Condominium Declaration, in Volume 8146, Page 1; the First Amendment to Subordinate Declaration of Condominium Regime in Volume 8152, Page 60; and the Second Amendment to Subordinate Declaration of Condominium Regime in Volume 8158, Page 195, of the Official Records of Brazos County, Texas.

Tract Two: Easement

Access easement rights under the terms, conditions and stipulations as created in the Declaration of Covenants, Restrictions and Easements dated August 4, 2006 and recorded in Volume 7498, Page 255 of the Official Records of Brazos County, Texas.

Notice of [Substitute] Trustee Sale

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

1. Date, Time, and Place of Sale.

Date: 12/01/2015

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

Place: The Atrium of the 1st Floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 2394 Driftwood Dr, Bryan, TX 77803

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 01/07/2010 and recorded 01/14/2010 in Document 01050657 real property records of Brazos county Texas ,with Linn R Szal and Juliet J Szal, husband and wife grantor(s) and Amerigroup Mortgage Corporation a division of Mortgage Investors Corporation, as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary .

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

5. Obligation Secured: Deed of Trust of Contract Lien executed by Linn R Szal and Juliet J Szal, husband and wife securing the payment of the indebtedness in the original principal amount of \$ **113,650.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and the deed of trust or contract lien.

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

Notice of [Substitute] Trustee Sale

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

Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas and being Lot Six (6), Block Two(2), BRYAN PLACE NORTH, PHASE THREE, an addition to the City of Bryan, Texas, according to the Plat recorded in Volume 6800, page 153, Official Records of Brazos County, Texas

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

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 561-682-8000**

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

Sharon St. Pierre 11-09-15
Sharon St. Pierre, Patricia Crenshaw, Robert LaMont or Chance Oliver, Bret Allen, Substitute Trustee

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

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Being all of that certain 0.343 acre tract of parcel of land being part of Lots 16 and 17, Block 2 of the First Installment, The Oaks Addition to the City of Bryan, situated in the Richard Garter League, A-8, recorded in Volume 267 Page 355, of the Deed Records of Brazos County, Texas. Said parcel being that same tract of land being described in a deed to Terry Warren Spencer and wife, Rae Marie Spencer recorded in Volume 276 Page 669. Said 0.343 acre tract of land being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2" iron rod found at the south corner of a tract of land described in a deed to Ronald Earl Lacey and Sally Ann Lacey recorded in Volume 1596 Page 339, and being a point along the west right of way line of Oak Ridge Drive.

THENCE along the west right of way line of Oak Ridge Drive, S 16 Degrees 26' 00" E at a distance of 18.04 feet pass the original northeast corner of Lot 16 and also being the original southeast corner of Lot 17, in all, a total distance of 47.40 feet to an "X" chiseled into a concrete sidewalk, and being a point at the beginning of a curve to the right, having a radius of 269.74 feet, Delta of 23 Degrees 43' 32", and an arc length of 111.70 feet.

THENCE along the said curve a chord bearing S 04 Degrees 39' 16" E, a distance of 110.90 feet, to a 1/2" iron rod set at the northeast corner of Lot 15.

THENCE departing the west right of way line of Oak Ridge Drive, N 64 Degrees 46' 00" W, along the common line between Lot 15 and Lot 16, and continued along Lot 14, a distance of 156.97 feet to a 3/4" iron rod found at the south corner of Lot 12.

THENCE along the southeast line of Lot 12, N 16 Degrees 26' 00" W, a distance of 52.10 feet to a 1/2" iron rod found at the northwest corner of the herein described 0.343 acre tract, and being the southwest corner of the Lacey tract.

THENCE across Lot 16 and Lot 17, along the south line of the Lacey tract, N 73 Degrees 46' 00" E, a distance of 139.90 feet to the point of beginning and containing 0.343 acres of land more or less. ("Property").

Instrument To Be Foreclosed. The instrument to be foreclosed is a Deed of Trust filed in the Official Public Records of Brazos Bexar County, Texas, and recorded under Instrument No. 01006953, on August 11, 2008.

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

Date: Tuesday, December 1, 2015

Time: The sale will begin no earlier than 1:00 o'clock p.m. or no later than three (3) hours thereafter. The sale will be completed by no later than 4:00 o'clock p.m.

Place: Commons area in courthouse (first floor of courthouse, adjacent to county clerk's office), or as further designated by the County Commissioners.

Terms Of Sale. 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, and will be conducted as a public auction to the highest bidder for cash or certified funds. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute 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 Substitute Trustee.

Return To:
Pruyn Law Firm, PLLC
2311 Canal Street, Suite 124
Houston, Texas 77003

Mortgagor: Hancock
PLF File No. 2014010

Administration Of Foreclosure By Mortgage Servicer. Planet Home Lending, LLC f/k/a Green Planet Servicing, LLC is the Mortgagee and is acting as its own Mortgage Servicer, with an address of 321 Research Parkway, Suite 303, Meriden, CT 06450.

Default And Request To Act. Default has occurred under the Deed of Trust, and the beneficiaries have requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Mortgage Servicer, on behalf of the Mortgagee, may appoint another person substitute trustee to conduct the 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 THE 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.

Date: November 16, 2015



JIM MILLS, SUSAN MILLS, EMILY NORTHERN,
ALEXANDRA ZOGRAFOS, MARLENE ZOGRAFOS,
OR THOMAS D. PRUYN, Substitute Trustee, c/o 2311
Canal Street, Suite 124, Houston, Texas 77003

Return To:
Pruyn Law Firm, PLLC
2311 Canal Street, Suite 124
Houston, Texas 77003

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

On: Nov 09, 2015 at 10:10A

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.

08.0
Public Real Estate Notice
2,000

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

Receipt Number: 560345
By: Debbie Baker

Date: December 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 January 08, 2001 and recorded in Document VOLUME 4029, PAGE 61 AND CORRECTED IN VOLUME 04044, PAGE 0062 real property records of BRAZOS County, Texas, with VINCENT E SANDLE AND BELINDA J SANDLE, grantor(s) and CORNERSTONE MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VINCENT E SANDLE AND BELINDA J SANDLE, securing the payment of the indebtednesses in the original principal amount of \$84,456.00, 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: _____



NOS00000005456868



BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING KNOWN AS LOT THREE (3), BLOCK NINETEEN (19), NORTHWOOD SUBDIVISION, INSTALLMENT 8B, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 564, PAGE 285, DEED RECORDS OF BRAZOS COUNTY, TEXAS.



NOS00000005456868

NATIONSTAR MORTGAGE LLC (CXE)
FORD, MICHAEL W.
2204 LAZY OAKS LANE, BRYAN, TX 77802

FHA 493-6285943-203B
Our File Number: 15-021029

Doc: Dec 12, 2015 at 03:57P

BRAZOS COUNTY

As a
Posting Real Estate Notice

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 29, 1998, MICHAEL W. FORD, A MARRIED MAN AND TERESA J. FORD, SIGNING PROFORMA TO PERFECT LIEN ONLY, as Grantor(s), executed a Deed of Trust conveying to DIANE HADDOCK, ESQUIRE, as Trustee, the Real Estate hereinafter described, to AMERICAN INVESTMENT MORTGAGE, INC., A COLORADO CORPORATION 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 0662202 Volume 03208 Page 00102, 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

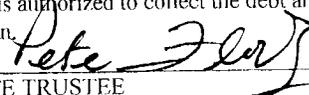
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **December 1, 2015** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in BRAZOS COUNTY, TX to the highest bidder for 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 NINE (9), BLOCK FIVE (5), THE OAKS, THIRD INSTALLMENT, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 276, PAGE 567, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 2204 LAZY OAKS LANE
BRYAN, TX 77802
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2002-2
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

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

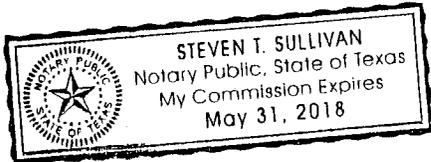


SUBSTITUTE TRUSTEE
PETE FLOREZ OR ZACHARY FLOREZ OR ORLANDO ROSAS OR BOBBY BROWN OR SHARON ST. PIERRE OR SHERYL LAMONT OR HARRIETT FLETCHER OR DAVID SIMS OR ROBERT LAMONT OR EVAN PRESS OR KRISTOPHER HOLUB OR PATRICK ZWIERS OR EVAN PRESS OR JACK BURNS II OR AARTI PATEL OR WAYNE WHEAT OR WES WHEAT OR LEB KEMP OR TRACI YEAMAN OR VINCE ROSS OR TYLER MARTIN
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.

20 15 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12 day of OCTOBER



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

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

2006 CARTER CREEK PARKWAY
BRYAN, TX 77802

Filed for Record in:
BRAZOS COUNTY

On: Sep 14, 2015 at 12:00:000005466057

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.

Posting Fee: Estate Notice

1. Date, Time, and Place of Sale.

Date: December 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 29, 2004 and recorded in Document VOLUME 6365, PAGE 145 real property records of BRAZOS County, Texas, with KEVIN L AYERS AND HANNAH D AYERS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KEVIN L AYERS AND HANNAH D AYERS, securing the payment of the indebtednesses in the original principal amount of \$122,084.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SUNTRUST MORTGAGE, 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. SUNTRUST MORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SUNTRUST MORTGAGE, INC.
1001 SEMMES AVENUE MAIL CODE RVW 3014
RICHMOND, VA 23224

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: _____



NOS00000005466057

RECORDING REQUESTED BY:

Amount 2,000

WHEN RECORDED MAIL TO:

Receipt Number - 550416
By
Debbie Baker

Sharon St. Pierre, Robert La Mont, Sheryl La Mont,
David Sims, Amy Lemus, Lupe Tabita
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX09000019-15-1

APN 47298 / 649000-0002-0130

TO No 150231075-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on April 12, 1995, ROBY LOWERY AND UNMARRIED MAN, ESTER M. FORD AN UNMARRIED WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of CHARLES M. JACKSON, JR. as Trustee, NORTH AMERICAN MORTGAGE COMPANY as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$21,600.00, payable to the order of Caliber Home Loans, Inc. FKA Vericrest Financial, Inc. as current Beneficiary, which Deed of Trust recorded on April 26, 1995 as Document No. 578647 in Book 2340, on Page 288 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 47298 / 649000-0002-0130

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 Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Amy Lemus, Lupe Tabita 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. FKA Vericrest Financial, 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, December 1, 2015 at 01:00 PM**, 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: **In the foyer of the Brazos County Administration Building, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

FN Source Logic

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Caliber Home Loans, Inc. FKA Vericrest Financial, 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. FKA Vericrest Financial, 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 31st day of October, 2015
Sharon St. Pierre 11/9/2015

By: Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Amy Lemus, Lupe Tabita
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 TX09000019-15-1

APN 47298 / 649000-0002-0130

TO No 150231075-TX-RWI

EXHIBIT "A"

ALL OF LOT NUMBER THIRTEEN (13), BLOCK NUMBER TWO (2), WEST PARK SUBDIVISION, PHASE I, A SUBDIVISION IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 424, PAGE 911, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Notice of Substitute Trustee's Sale

Filed for Record in:
BRAZOS COUNTY

On: Nov 09, 2015 at 03:43P

Date: NOV - 9 2015, 2015

As a
Posting Real Estate Notice

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services

Note: Note dated July 14, 2011 in the original principal amount of \$113,059.00

Amount 2.00

Deed of Trust

Date: July 14, 2011

Grantor: Alvin U. Pesina and Monica L. Ruiz-Barrera

Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services

Recording information: Clerk's File No. 01097091, Volume 10266, Page 66, of the Official Public Records of Real Property of Brazos County, Texas

Property: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOT FIFTY-FIVE (55), STANDING ROCK RANCH, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 6962, PAGE 162, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Receipt Number - 540417

By
Debbie Baker

Substitute Trustee's Name: Brent A. Lane, Sharon St. Pierre, Robert Lamont, Sheryl LaMont, or Darian Goddard, any to act

Substitute Trustee's Address: 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)

County: Brazos

Date of Sale (first Tuesday of month): December 1, 2015

Time of Sale: 1:00 p.m. - 4:00 p.m.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Brent A. Lane, Sharon St. Pierre, Robert Lamont, Sheryl LaMont, or Darian Goddard, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

PREPARED IN THE OFFICE OF:

Law Office of Beard & Lane, P.C.
12841 Jones Road, Suite 100
Houston, Texas 77070
Telephone: (281) 897-8848
Email: brent@beardlane.com

By: *Sharon St. Pierre*
Brent A. Lane, Sharon St. Pierre, Robert Lamont, Sheryl LaMont,
or Darian Goddard, any to act

NOTICE OF TRUSTEE'S SALE

On: Nov 09 2015 at 11:14

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

By:
Lauren Kestron

Date of Security Instrument: December 30, 2011

Grantor(s): Aubrey S. George, a single man

Original Trustee: Jennifer Campbell Lindsey

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for Wallick and Volk, Inc. its successors and assigns

Recording Information: Vol. 10480, Page 243, or Clerk's File No. 01109031, 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: 12/01/2015 **Earliest Time Sale Will Begin:** 11:00 AM

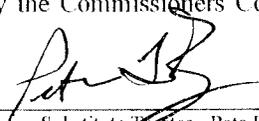
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

Legal Description:
ALL OF LOT TWO (2), BLOCK TEN (10), MEADOWCREEK SUBDIVISION, PHASE 4A, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9491, PAGE 126 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


David Sims as Substitute Trustee, Pete Florez as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher 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



4550070

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

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, December 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: 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 'H', 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

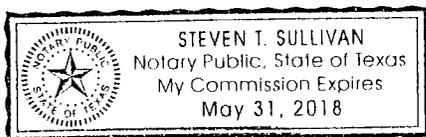
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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 10 day of NOVEMBER, 2015.



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

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

NOTICE OF FORECLOSURE SALE Sep 29, 2015 at 10:40 AM

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

ALL OF THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, TO WIT: LOT TWENTY-ONE (21), BLOCK ONE (1), WESTCHESTER PARK PHASE ONE, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1054, PAGE 373 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. BY FEE SIMPLE DEED FROM GARY L. BALMAIN AND CYNTHIA WOODS BALMAIN AS SET FORTH IN DEED BOOK 03827, PAGE 00256 AND RECORDED 6/1/2000, BRAZOS COUNTY RECORDS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/25/2003 and recorded in Book 5614 Page 240 Document 00830318 real property records of Brazos County, Texas.

3. Date, Time, and Place of Sale.

Date: 12/01/2015

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

Place: Brazos County Courthouse, Texas, at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

5. Obligations Secured. The Deed of Trust executed by JAY M PRITCHARD AND KIMBERLY G PRITCHARD, provides that it secures the payment of the indebtedness in the original principal amount of \$122,661.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

PETE FLOREZ, ORLANDO ROSAS, ZACHARY FLOREZ,
SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS,
ROBERT LAMONT OR SHARON ST. PIERRE
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

15-000198-365
3401 REGAL ROW
COLLEGE STATION, TX 77845-8163

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 FORECLOSURE SALE

Nov 09, 2015 at 01:24

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

LOT ELEVEN (11), TWO LINCOLN PLACE, CITY OF COLLEGE STATION, ACCORDING TO REPLAT THEREOF RECORDED IN VOLUME 2251, PAGE 329 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/26/2000 and recorded in Book 03886 Page 00263 Document 0722238 real property records of Brazos County, Texas.

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

Date: 12/01/2015

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.

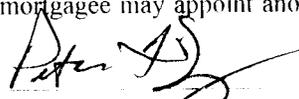
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 RYAN D. FULLER AND REX G. FULLER, provides that it secures the payment of the indebtedness in the original principal amount of \$118,814.00, 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, 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

14-000298-570
1021 LINCOLN AVENUE
COLLEGE STATION, TX 77840

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



4550366

Notice of Trustee's Sale

Filed for Record in:
BRAZOS COUNTY

On: Oct 30, 2015 at 01:54P

Date: October 26, 2015

Trustee: PHILIP D. ALEXANDER

As a
Posting Real Estate Notice

Lender: VIOLA NIX

Amount: 2.00

Note: Real Estate Lien Note dated January 12, 2012 in the amount of ONE HUNDRED TEN THOUSAND NINE HUNDRED TWENTY-NINE AND 66/100 DOLLARS (\$110,929.66)

Page Number

Deed of Trust

Date: January 12, 2012

Grantor: ETTA EBBS and JOHNNY C. EBBS, JR.

Lender: VIOLA NIX

Recording information: Volume 10505, Page 134, Official Public Records, Brazos County, Texas

Property:

Lot Seven (7) and the adjoining 1' of Lot Six (6), North Manor Second Installment, City of Bryan, according to the plat thereof recorded in Volume 218, Page 1 of the Deed Records of Brazos County, Texas.

County: Brazos

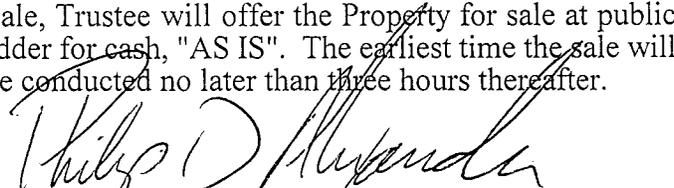
Date of Sale (first Tuesday of month): December 1, 2015

Time of Sale: Between the hours of 10:00 a.m. and 1:00 p.m.

Place of Sale: The atrium on the first floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas, in Brazos County, Texas, or as designated by the Brazos County Commissioners.

PHILIP D. ALEXANDER is the Trustee. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


PHILIP D. ALEXANDER, Trustee

3011 BLUESTEM DRIVE
COLLEGE STATION, TX 77845

Filed for Record in:
BRAZOS COUNTY 00000005545819

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

On: Oct 26, 2015 at 09:23A

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 - 559269
By:
Debbie Baker

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

Date: December 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 July 27, 2011 and recorded in Document VOLUME 10277, PAGE 14 real property records of BRAZOS County, Texas, with WALTER EARL MARKWARDT, III, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WALTER EARL MARKWARDT, III, securing the payment of the indebtednesses in the original principal amount of \$120,434.00, 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: _____



NOS00000005545819

EXHIBIT "A"

LOT THIRTY-TWO (32), BLOCK TWENTY-NINE (29), SOUTHWOOD VALLEY SECTION 8-A, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 368, PAGE 667 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.



NOS0000005545819

600 A CACHE COVE
BRYAN, TX 77802

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.

Search Number - 559269
By:
Debbie Baker

1. Date, Time, and Place of Sale.

Date: December 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 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: _____



NOS0000005425707

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 PALT 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 R.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.



NOS00000005425707

Amended Notice of Trustee's Sale

Date: November 9, 2015
Trustee: PHILIP D. ALEXANDER
Lender: VIOLA NIX

Filed for Record in:
BRAZOS COUNTY
On: Nov 12, 2015 at 12:54P
As a
Posting Real Estate Notice

Note: Real Estate Lien Note dated January 12, 2012 in the amount of ONE HUNDRED TEN THOUSAND NINE HUNDRED TWENTY-NINE AND 66/100 DOLLARS (\$110,929.66)

Receipt Number - 560643
By:
Patsy Nontaband

Deed of Trust

Date: January 12, 2012
Grantor: ETTA EBBS and JOHNNY C. EBBS, JR.
Lender: VIOLA NIX
Recording information: Volume 10505, Page 134, Official Public Records, Brazos County, Texas

Property:

Lot Seven (7) and the adjoining 1' of Lot Six (6), North Manor Second Installment, City of Bryan, according to the plat thereof recorded in Volume 218, Page 1 of the Deed Records of Brazos County, Texas.

County: Brazos

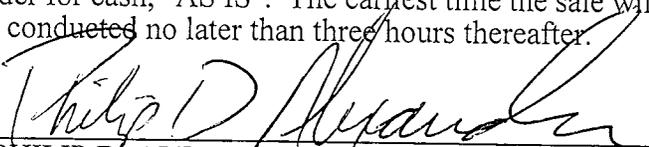
Date of Sale (first Tuesday of month): December 1, 2015

Time of Sale: Between the hours of 1:00 p.m. and 4:00 p.m.

Place of Sale: The atrium on the first floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas, in Brazos County, Texas, or as designated by the Brazos County Commissioners.

PHILIP D. ALEXANDER is the Trustee. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


PHILIP D. ALEXANDER, Trustee

3009 TENNESSEE AVE
BRYAN, TX 77803

Filed for Record in:
BRAZOS COUNTY 00000005568050

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE
In: Oct 26, 2015 at 09:23a

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 - 559269
By
Debbie Baker

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

Date: December 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.

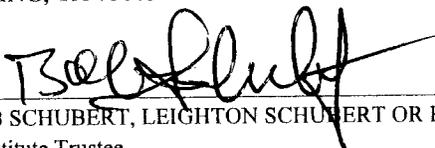
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 15, 2005 and recorded in Document VOLUME 6908, PAGE 262 real property records of BRAZOS County, Texas, with RONALD GRANT, grantor(s) and WASHINGTON MUTUAL BANK, FA, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RONALD GRANT, securing the payment of the indebtednesses in the original principal amount of \$62,741.53, 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, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, N.A.
8333 RIDGEPOINT DRIVE
IRVING, TX 75063



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.

Declarants Name: _____
Date: _____



NOS0000005568050

0000005568050

BRAZOS

EXHIBIT "A"

LOT THREE (3), BLOCK FIVE (5), FIRST SUBDIVISION OF LYNDAL ACRES, CITY OF BRYAN, RECORDED IN VOLUME 167, PAGE 539 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.



NOS0000005568050

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE On: Oct 26, 2015 at 08:23A

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 - 559269
By:
Debbie Baker

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

Date: December 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 July 13, 2011 and recorded in Document VOLUME 10261, PAGE 27 real property records of BRAZOS County, Texas, with MICHAEL A. DE MELLO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL A. DE MELLO, securing the payment of the indebtednesses in the original principal amount of \$103,117.00, 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: _____



NOS00000005578133

EXHIBIT 'A'

LOT TWENTY (20), BLOCK A, VILLA FOREST SECTION TWO, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 384, PAGE 487 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.



NOS00000005578133

NATIONSTAR MORTGAGE LLC (CXE)
BALL, JUSTIN
2802 WOODMEADOW DRIVE, BRYAN, TX 77802

CONVENTIONAL
Our File Number: 15-022048

Filed for Record in:
BRAZOS COUNTY

On: Oct 19, 2015 at 02:55p

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 12, 2008, JUSTIN R BALL, AS A SINGLE PERSON, as Grantor(s), ~~executed a Deed of Trust~~ ^{As a} conveying to TOMMY BASTIAN, BARRETT BURKE WILSON CASTLE DAFFIN & FRAPPIER, L.L.P., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. 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 01007328 Volume 8759, Page 213, 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

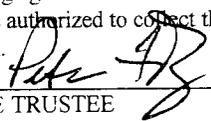
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **December 1, 2015** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in BRAZOS COUNTY, TX to the highest bidder for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

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

LOT FOURTEEN (14), BLOCK FOURTEEN (14), FIFTH INSTALLMENT THE OAKS, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 307, PAGE 129 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 2802 WOODMEADOW DRIVE
BRYAN, TX 77802
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPELL, TEXAS 75019

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



SUBSTITUTE TRUSTEE
PETE FLOREZ OR ZACHARY FLOREZ OR ORLANDO ROSAS OR BOBBY BROWN OR SHARON ST. PIERRE OR SHERYL LAMONT OR HARRIETT FLETCHER OR DAVID SIMS OR ROBERT LAMONT OR EVAN PRESS OR KRISTOPHER HOLUB OR PATRICK ZWIERS OR EVAN PRESS OR JACK BURNS II OR AARTI PATEL OR WAYNE WHEAT OR WES WHEAT OR LEB KEMP OR TRACI YEAMAN OR VINCE ROSS OR TYLER MARTIN
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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BRAZOS County
Deed of Trust Dated: January 13, 1999
Amount: \$65,000.00
Grantor(s): JOHNNY WARD and VICKI WARD

Filed for Record in
BRAZOS COUNTY
On Oct 15 2015 at 10:45 A

Original Mortgagee: FIRST FEDERAL SAVINGS BANK
Current Mortgagee: EVERBANK

Page 1
Resolving Real Estate matter

Mortgagee Address: EVERBANK, 301 WEST BAY STREET, JACKSONVILLE, FL 32202

11/06

Recording Information: Document No. 0676155

Record Number: 00211

Legal Description: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOT FOUR (4), BLOCK SIX (6), SOUTHWOOD TERRACE, SECTION 3-B, AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 519, PAGE 380, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: December 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 SHARON ST. PIERRE, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, EVAN PRESS, KRISTOPHER HOLUB, PATRICK ZWIERS, EVAN PRESS, JACK BURNS II, AARTI PATEL, WAYNE WHEAT, WES WHEAT, LEB KEMP, TRACI YEAMAN, VINCE ROSS, ORLANDO ROSAS, BOBBY BROWN OR TYLER MARTIN 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: 2015-005944



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