

NOTICE OF TRUSTEE'S SALE

NOTICE OF TRUSTEE'S SALE

DATE: February 2, 2016

PROMISSORY NOTE: Promissory Note described as:

Date: November 29, 2006

Maker: Astin Redevelopment Group, LLC f/k/a
Astin Redevelopment, L.P.

Original Payee: Lubbock National Bank dba Commerce National Bank and
City Bank

Principal Amount: \$14,850,036.00

Current Holder: City Bank

As modified from time to time including most recently by that certain Loan Modification Agreement dated April 10, 2014, to be effective as of November 26, 2013, by Maker in favor of Payee, and recorded at Volume 12940, Page 197 of the Official Public Records of Brazos County, Texas.

DEED OF TRUST: Deed of Trust, Security Agreement, and Assignment of Rents described as:

Date: November 29, 2006

Grantor: Astin Building Redevelopment Group, L.P.

Trustee: Thomas H. Aughinbaugh, III

Original Beneficiary: Lubbock National Bank dba Commerce National Bank and
City Bank

Recording Information: Recorded in/under Instrument #00947506, Volume 7707,
Page 232, Official Public Records of Brazos County, Texas

Current Beneficiary: City Bank

As assigned to City Bank as the sole beneficiary of the Deed of Trust by that certain Assignment from Lubbock National Bank dba Commerce National Bank to City Bank dated November 26, 2010 and recorded at Volume 9944, Page 265, Official Public Records of Brazos County, Texas

LENDER: City Bank

BORROWER: Astin Redevelopment Group, LLC f/k/a
Astin Redevelopment, LP

Property: See Exhibit A attached

Trustee: Thomas H. Aughinbaugh, III
Trustee's Mailing Address: 1221 University Drive
College Station, Texas 77840

Substitute Trustee: Jonathan Voight
Substitute Trustee's Mailing Address: 1409 University Drive East
College Station, Texas 77840

OR

Substitute Trustee:
Substitute Trustee's Mailing Address:

Michael Hicks, M. Andrew Stewart or Brad Odell
1500 Broadway, Suite 700
Lubbock, Texas 79401

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

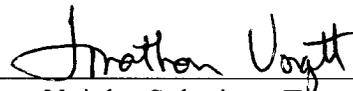
March 1, 2016, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

In the atrium of the Brazos County Administration Building, 200 South Texas, Bryan, Texas, or other such location as designated by the County Commissioners of Brazos County, Texas.

Default has occurred in the performance of certain obligations under the Note and the Credit Agreement of even date therewith by Borrower to Lender as well as certain obligations of the Deed of Trust and of the Loan Modification Agreement dated April 10, 2014, to be effective as of November 26, 2013, by Maker in favor of Payee, and recorded at Volume 12940, Page 197 of the Official Public Records of Brazos County, Texas (the "Loan Modification Agreement"), all of which secure the Promissory Note. As such, Lender has accelerated the balance due and owing on the Note, as modified by the Loan Modification Agreement, and because of such default, Lender, the owner and holder of the Promissory Note and Loan Modification Agreement, and the sole beneficiary of the Deed of Trust, has requested the Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust. Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

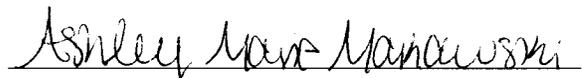


Jonathan Voight, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF BRAZOS)

This instrument was acknowledged before me on February 2nd, 2016, by Jonathan Voight, Substitute Trustee.



Notary Public, State of Texas

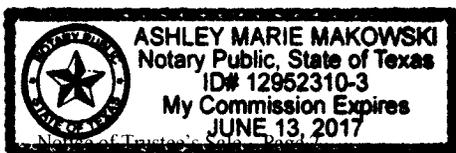


EXHIBIT "A"

Tract One:

Being all of that certain tract or parcel of land, lying and being situated in the City of Bryan, Brazos County, Texas, and being the South 1/2 of Lot 1, Block 257, City of Bryan, according to a map in common use recorded in Volume "H", Page 721, Deed Records of Brazos County, Texas and being described as follows:

BEGINNING; at the intersection of the west right-of-way line of N. Main Street and the north right-of-way line of 26th Street;

THENCE: N 85° 15' 03" W - 100.00 feet along said 26th Street line to the intersection of said 26th Street line and the east right-of-way line of Bryan Avenue;

THENCE: N 4° 44' 57" E - 25.00 feet along said Bryan Avenue line and corner, same being in the end of a party wall, same declared the property line in a party wall agreement recorded ("O"405);

THENCE: S 85° 15' 03" E - 100.00 feet along the common line between this tract and the Brazos Varisco Estate tract according to said Party Wall Agreement and corner in said N. Main Street line;

THENCE: S 4° 44' 57" W - 25.00 feet along said N. Main Street line to the PLACE OF BEGINNING; and containing 0.06 acres of land, more or less.

Filed for Recording
Brazos County
#00947506
As a
NOTARIAL ACT
Notary Public
Notary Seal
Number - 543207

NOTICE OF POSTPONEMENT OF FORECLOSURE SALE

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Public notice is hereby given that the foreclosure sale previously announced by Jonathan Voight acting as Substitute Trustee pursuant to the Deed of Trust, Security Agreement and Assignment of Rents dated November 29, 2006, executed by Astin Building Redevelopment Group, L.P., recorded in/under Instrument #00947506, Volume 7707, Page 232, Official Public Records of Brazos County, Texas for February 2, 2016, for the following described property has been postponed:

SEE ATTACHED EXHIBIT A

The foreclosure sale may be reset and again announced when a new sale date is established.

DATED this 2 day of February, 2016.

Jonathan Voight

Jonathan Voight, Substitute Trustee
CITY BANK
1409 University Drive East
College Station, Texas 77840
(979) 268-2265 - Telephone
(979) 268-4141 – Facsimile

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

The foregoing instrument was acknowledged before me, the undersigned Notary Public, on the 2nd day of February, 2016, by Jonathan Voight as Substitute Trustee.

Ashley Marie Makowski
Notary Public, State of Texas

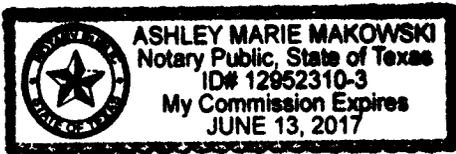


EXHIBIT "A"

Tract One:

Being all of that certain tract or parcel of land, lying and being situated in the City of Bryan, Brazos County, Texas, and being the South 1/2 of Lot 1, Block 257, City of Bryan, according to a map in common use recorded in Volume "H", Page 721, Deed Records of Brazos County, Texas and being described as follows:

BEGINNING; at the intersection of the west right-of-way line of N. Main Street and the north right-of-way line of 26th Street;

THENCE: N 85° 15' 03" W - 100.00 feet along said 26th Street line to the intersection of said 26th Street line and the east right-of-way line of Bryan Avenue;

THENCE: N 4° 44' 57" E - 25.00 feet along said Bryan Avenue line and corner, same being in the end of a party wall, same declared the property line in a party wall agreement recorded ("O"405);

THENCE: S 85° 15' 03" E - 100.00 feet along the common line between this tract and the Brazos Varisco Estate tract according to said Party Wall Agreement and corner in said N. Main Street line;

THENCE: S 4° 44' 57" W - 25.00 feet along said N. Main Street line to the PLACE OF BEGINNING; and containing 0.08 acres of land, more or less.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BRAZOS County

Deed of Trust Dated: February 25, 2008

Amount: \$79,170.00

Grantor(s): HARVEY L. WHITE and LINDA J WHITE

Original Mortgagee: CITIMORTGAGE, INC.

Current Mortgagee: BANK OF AMERICA, NATIONAL ASSOCIATION

Mortgagee Servicer and Address: c/o CITIMORTGAGE, INC., 1000 Technology Drive, O'Fallon, MO 63368

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 00989954

Legal Description: ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND CALLED 0.24 ACRES AS DESCRIBED BY A DEED TO ROY HEFTI RECORDED IN VOLUME 7819, PAGE 176 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEING MORE FULLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: March 1, 2016 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.

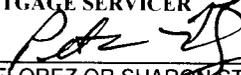
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2015-009864



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
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

EXHIBIT "A"

Metes and bounds description of all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN LEAGUE, Abstract No. 2, Bryan, Brazos County, Texas. Said tract being the same tract of land called 0.24 acres as described by a deed to Roy Heftli recorded in Volume 7819, page 176 of the Official Public Records of Brazos County, Texas.

Said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found on the north line of Ursuline Avenue marking the southwest corner of said 0.24 acre tract and a southeast corner of a called 3.12 acre tract as described by a deed to Elizabeth Allen Goodnight recorded in Volume 5398, page 251 of the Official Public Records of Brazos County, Texas;

THENCE: N 04° 07' 25" W along the common line of said 0.24 acre tract and said 3.12 acre tract for a distance of 209.95 feet to a 5/8 inch iron rod found marking the northwest corner of said 0.24 acre tract;

THENCE: N 85° 57' 45" E continuing along the common line of said 0.24 acre tract and said 3.12 acre tract for a distance of 50.04 feet to a 5/8 inch iron rod found on a westerly line of a called tract of land as described by a deed to The United States of America recorded in Volume 1053, page 685 of the Official Public Records of Brazos County, Texas, marking the northeast corner of said 0.24 acre tract;

THENCE: S 04° 07' 25" E along the common line of said 0.24 acre tract and said U.S.A. tract for a distance of 209.95 feet to a 5/8 inch iron rod set on the north line of Ursuline Avenue marking the southeast corner of this herein described tract;

THENCE: S 85° 57' 45" W along the north line of Ursuline Avenue for a distance of 50.04 feet to the POINT OF BEGINNING containing 0.24 of an acre of land, more or less.

SUBSTITUTE TRUSTEE'S NOTICE OF 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.

Note: Retail Installment Contract
Date: February 19, 2002
Original Creditor: Neatherlin Homes, Inc.
Debtor: Morris & Zavondria Harrison
Current Holder: U. S. Bank, N.A., as trustee for Mid-State Trust XI by
Ditech Financial LLC, as servicer with delegated
authority

Mechanic's Lien Contract with Power of Sale:

Date: February 19, 2002
Grantor: Morris & Zavondria Harrison
Trustee: Ron Achille
Recording Information: Volume 4515 at pages 56 et seq. recorded in the
Official Records of Brazos County, Texas
Property: All that property (and improvements thereon) covered by and
described in the above Mechanic's Lien Contract with Power of
Sale (attached hereto for convenience is an **Exhibit "A"** intended
to be a copy of the property description contained in or attached to
the aforesaid Mechanic's Lien Contract with Power of Sale).
Current Holder: U. S. Bank, N.A., as trustee for Mid-State Trust XI by
Ditech Financial LLC, as servicer with delegated authority

County: Brazos, Texas

Date of Sale (first Tuesday of month): March 1, 2016

Time of Sale: 1:00 o'clock P.M. or no later than three (3) hours thereafter

Place of Sale: The sale will be held at the County Administration Building in Brazos
County, Texas (located at 200 South Texas Avenue, Bryan, Texas), the county in which
the above described Property is located, and at that area of said County Administration
Building which has been so designated by the Commissioners' Court as follows: Atrium
of Administration Building.

Substitute Trustee: Current Holder has appointed Kenneth M. Culbreth, Jr. and others
(identified in **Exhibit "B"** attached hereto) as Substitute Trustee, each to act individually
(the "Substitute Trustee") under the Mechanic's Lien Contract with Power of Sale and has
instructed Substitute Trustee to offer the above-described Property for sale toward
satisfaction of the Retail Installment Contract, as a result of the default thereunder.

NOTICE IS HEREBY GIVEN that Substitute Trustee will offer the above described Property (and improvements thereon) to the highest bidder for cash on the Date of Sale, at the Time of Sale and at the Place of Sale as stated above.

Please be advised that Ditech Financial LLC is representing Mid-State Trust XI under a Servicing Agreement with Mid-State Trust XI. The address of Ditech Financial LLC is 7360 S. Kyrene Road, Mailstop T325, Tempe, Arizona 85283.

Dated: February 3, 2016



Kenneth M. Culbreth, Jr., Substitute Trustee
500 N. SHORELINE, SUITE 900
CORPUS CHRISTI, TX 78471-0341
(361) 884-5678 (361) 888-9149 telefax

Exhibit "A"

Lot Twenty (20), Block (5), George McCulloch Addition in the City of College Station, Brazos County, Texas, according to plat in common use, and being the same lot conveyed to the Grantor herein by deed dated February 29, 1996, recorded in Vol. 2562, page 165 Official Records of Brazos County, Texas, and being the premises at 1108 Detroit Street, College Station, Texas 77840.

Exhibit "B"

Kenneth M. Culbreth, Jr.
500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78471

Marlene Zografos
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Jim Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Kyle Walker
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Susan Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Niels Beery
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Emily Northern
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Alexandra Zografos Holub
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Note: Individually and separate, each Substitute Trustee listed above is authorized to act alone without the joinder of the other Substitute Trustees.

Brazos

4. *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 beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to 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.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by ERNEST NOWLIN.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$30,907.56, executed by ERNEST NOWLIN, and payable to the

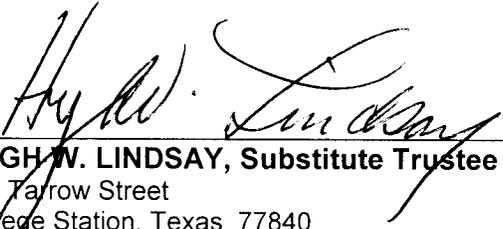
order of RICHARD PENA. RICHARD PENA is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

7. *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 sale. Notice is given that before the sale the beneficiary 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 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: 4 February 2016


HUGH W. LINDSAY, Substitute Trustee
412 Tarrow Street
College Station, Texas 77840
Telephone: (979) 260-8734
Facsimile: (979) 260-8736
State Bar Number 12368500

NOTICE OF TRUSTEE'S SALE

As a
Public Paul Foster

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

Date of Security Instrument: August 25, 1999

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

Original Trustee: Jay Don Watson

Original Mortgagee: Shasta Financial Services, A California Corporation

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

Current Mortgagee: JPMorgan Chase Bank, National Association

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

Date of Sale: 03/01/2016 **Earliest Time Sale Will Begin:** 11:00 AM

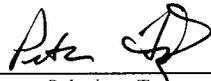
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

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

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

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

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


Pete Florez as Substitute Trustee, David Sims 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 Cathy Cagle as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161, Ste 305.
Irving, TX 75039



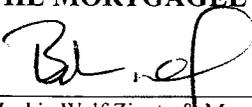
NOTICE OF FORECLOSURE SALE

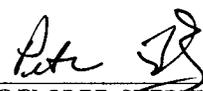
Page 4
of 4
Brazos County Clerk's Office

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. Property to Be Sold.** The property to be sold is described as follows: EXHIBIT A.
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/12/2001 and recorded in Book 04084 Page 00073 Document 0738454 real property records of Brazos County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 03/01/2016
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.
- 5. Obligations Secured.** The Deed of Trust executed by EJINIO G. LUNA AND FELISITA R. LUNA, provides that it secures the payment of the indebtedness in the original principal amount of \$24,700.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2006-SEA1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-SEA1 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2006-SEA1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-SEA1 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT OR SHARON ST. PIERRE, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


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

METES AND BOUNDS DESCRIPTION
OF A 0.1905 ACRE TRACT OF LAND
OUT OF THE
MARGARET WALLACE SUBDIVISION
MOSES BAINE LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS

04090
00343

Being a tract of land containing 0.1905 acres situated in the Moses Baine League, Bryan, Brazos County, Texas, out of Lot 1, Block 3 and Lot 1, Block 6, Margaret Wallace Subdivision, as recorded in Volume 138, Page 573, of the Brazos County Deed Records, also being the same property as described in a deed to the Estate of Severino C. Medina, deceased; and Donald Hurlan, Independent Administrator of the Estate of Mary Helen Medina, deceased, also being the same property conveyed by Robert C. Weaver to Alfred G. Kortis, Jr., et ux, on October 17, 1966, as recorded in Volume 258, Page 596 of the Brazos County Deed Records, and more particularly described as follows;

BEGINNING at a 5/8" iron rod found for the most southerly corner of this tract, also being the most westerly corner of the Guillermo and Mary Gamboa 0.2911 acre tract, as recorded in Volume 3461, Page 237 and Volume 3466, Page 159, of the Brazos County Official Records, said Gamboa tract being part of Lot 1, Block 6 and Lot 1, Block 3, Margaret Wallace Subdivision, as recorded in Volume 138, Page 573, of the Brazos County Deed Records, the found iron rod also being in a 1.616 acre tract described in a deed to Michael E. Tippitt, as recorded in Volume 2686, Page 314, of the B.C.O.R., said Tippitt tract also being part of said Lot 1, Block 3;

THENCE North 55°45'00" West, a distance of 65.00 feet along the common line between this tract and the said Tippitt tract, which is through said Lot 1, Block 3, to a 5/8" iron rod set for the most westerly corner of this tract, also being the most northerly corner of the said Tippitt tract, also being a point in the common line of said Lot 1, Block 3 with the southeast right-of-way line of Margaret Drive;

THENCE North 40°42'00" East, a distance of 80.00 feet along the common line between this tract and the said right-of-way line of Margaret Drive to a 5/8" iron rod set for the most northwesterly corner of this tract, also being the most northerly corner of said Lot 1, Block 3, also being the most northwesterly corner of Lot 1, Block 6, of the said Margaret Wallace Subdivision, also being a point at the beginning of a curve to the right that has a radius of 67.40 feet;

THENCE around a curve to the right having a delta angle of 83°11'39", an arc distance of 97.87 feet, a radius of 67.40 feet, and a chord of North 82°28'30" East, a distance of 89.49 feet along the common line between this tract and the said right-of-way line of Margaret Drive to a 5/8" iron rod set for the most northeasterly corner of this tract, also being the most northeasterly corner of said Lot 1, Block 6, also being a point at the end of the said curve, also being a point in the southwest right-of-way line of South Margaret Street;

THENCE South 55°45'00" East, a distance of 5.00 feet along the common line between this tract and the said right-of-way line of South Margaret Street to a 5/8" iron rod set for the most easterly corner of this tract, from which a found 1" iron rod bears North 37°22'27" East, a distance of 4.24 feet, also being the most northerly corner of the said Gamboa tract, also being a point in the common line of the said right-of-way line of South Margaret Street with Lot 1, Block 6;

THENCE South 40°42'00" West, a distance of 140.00 feet along the common line between this tract and the said Gamboa tract, which is through said Lot 1, Block 6 and Lot 1, Block 3, to the **PLACE OF BEGINNING** containing 8296 square feet or 0.1905 acres.

Dante Carlomagno
Texas Registered Professional
Land Surveyor
01002.doc
1-19-2001



EXHIBIT " A "

Notice of [Substitute] Trustee Sale on file 04-2015 at 01:32

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: 03/01/2016

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: 3900 Windwood Circle, 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 10/28/2005 and recorded 11/01/2005 in Document 00908481 real property records of Brazos county Texas, with Patricia C. Bounds and Bobby J. Bounds, Wife and Husband, as Community Property grantor(s) and **Home 123 Corporation** .

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

5. Obligation Secured: Deed of Trust of Contract Lien executed by Patricia C. Bounds and Bobby J. Bounds, Wife and Husband, as Community Property securing the payment of the indebtedness in the original principal amount of **\$ 96,672.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association, as Trustee, for the GSAMP Trust 2006-NC1 Mortgage Pass-Through Certificates, Series 2006-NC1** 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.

Reyes

Notice of [Substitute] Trustee Sale

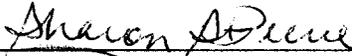
7. **Property to be sold:** The property to be sold is described as follows:

LOT FORTY-FIVE (45), BLOCK SIX (6), WHEELER RIDGE, PHASE FOUR, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 474, PAGE 767 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

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

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



Sharon St. Pierre, Robert Lamont, Sheryl Lamont, David Sims, Harriett Fletcher, Pete Flores, Tyler Martin, Orlando Rosas, Zachary Flores, Chance Oliver or 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 Sale On: Feb 09, 2016 at 01:30P

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

As a
Receipt Number - 033-01
By:
Lauren Reistino

1. Date, Time, and Place of Sale.

Date: 03/01/2016

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: 3900 Windwood Circle, 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 10/28/2005 and recorded 11/01/2005 in Document 00908481 real property records of Brazos county Texas, with Patricia C. Bounds and Bobby J. Bounds, Wife and Husband, as Community Property grantor(s) and **Home 123 Corporation** .

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

5. Obligation Secured: Deed of Trust of Contract Lien executed by Patricia C. Bounds and Bobby J. Bounds, Wife and Husband, as Community Property securing the payment of the indebtedness in the original principal amount of \$ **96,672.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association, as Trustee, for the GSAMP Trust 2006-NC1 Mortgage Pass-Through Certificates, Series 2006-NC1** is the current mortgagee of the note and the deed of trust or contract lien.

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

Notice of [Substitute] Trustee Sale

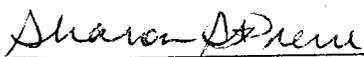
7. **Property to be sold:** The property to be sold is described as follows:

LOT FORTY-FIVE (45), BLOCK SIX (6), WHEELER RIDGE, PHASE FOUR, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 474, PAGE 767 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

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

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



02-08-16

Sharon St. Pierre, Robert Lamont, Sheryl Lamont, David Sims, Harriett Fletcher, Pete Flores, Tyler Martin, Orlando Rosas, Zachary Flores, Chance Oliver or 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

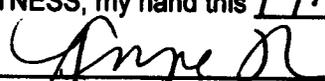
POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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

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

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

WITNESS, my hand this 14th day of January, 2016


By: Pete Florez, 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, Rosenda Cardenas, 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 TX09000011-14-3S

APN 36003 / 478000-0011-0020

TO No 150157708-TX-RWI

EXHIBIT "A"

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

Filed for Record in
Public Court
for the County of Brazos, Texas
Book
Page

NOTICE OF FORECLOSURE SALE

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

LOT NINETEEN-A (19-A), BLOCK ONE (1), BRIARCREST ESTATES SECTION ONE, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE AMENDING PLAT OF LOTS 18 & 19, BLOCK 1, RECORDED IN VOLUME 1438, PAGE 73, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/25/2006 and recorded in Book 7281 Page 1 Document 00924242 real property records of Brazos County, Texas.

3. Date, Time, and Place of Sale.

Date: 03/01/2016

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.

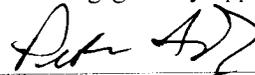
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 LINDA TAPLETTE AND MARK THADDEUS TAPLETTE SR, provides that it secures the payment of the indebtedness in the original principal amount of \$155,325.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-7 is the current mortgagee of the note and deed of trust and SPECIALIZED LOAN SERVICING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2006-7 c/o SPECIALIZED LOAN SERVICING LLC, 8742 LUCENT BLVD., STE. 300, HIGHLANDS RANCH, CO 80129 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

15-000093-370
2302 QUAIL HOLLOW DRIVE
BRYAN, TX 77802

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.



4558301

FILED
CLERK OF DISTRICT COURT
Brazos County, Texas
May 10 2012
1:00 PM
Buckley Madole, P.C.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/10/2012
Grantor(s): GENE LOVELL AND LAUREL LOVELL, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WALLICK AND VOLK, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$225,436.00
Recording Information: Book 10670 Page 136 Instrument 01119824
Property County: Brazos
Property: ALL OF LOT TWELVE (12), BLOCK TWO (2), CREEK MEADOWS, SECTION 5, PHASE 1, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8989, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
Reported Address: 15702 BUFFALO CREEK LOOP, 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 1st day of March, 2016
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, 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, 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, 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, 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, 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, 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

Filed for record in
Brazos County
Mar 01 2016 at 10:00 AM
00000005446059

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: March 01, 2016

Time: The sale will begin at 11:00AM 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

Pete Florez For

PETE FLOREZ, 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, OR VINCE ROSS

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: _____



NOS0000005446059

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.

Filed for Record in
 BRAZOS COUNTY
 On: Dec 14 2015 at 08:12:14
 AS A
 CONVEYANCE (Legal Abstract)
 Amount 0.00
 Receipt Number - 542499
 By
 Debora Dowse



NOS0000005446059

Filed for Record in
BRAZOS COUNTY
On Dec 30/2015 at 01:13 P

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 04/30/2004
Grantor(s): EARL WESLEY DANNAR, JR, HUSBAND AND KAYCE DANNAR, WIFE
Original Mortgagee: CORNERSTONE MORTGAGE COMPANY
Original Principal: \$115,557.00
Recording Information: Book 6009 Page 54 Instrument 00853559
Property County: Brazos
Property:

As a
Special Real Estate Sale
Amount: 1.00
Receipt number - 66290
By:
Cynthia Rincon

ALL OF LOT SIXTEEN (16), BLOCK TWO (2), WESTFIELD VILLAGE, PHASE ONE, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4770, PAGE 181 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Reported Address: 1016 WINDMEADOWS 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: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of March, 2016
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, 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, 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, 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, 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

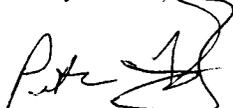
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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, 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, 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.



3009 TENNESSEE AVE
BRYAN, TX 77803

Case No. 00000005568050
Brazos County Clerk

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: March 01, 2016

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: _____



NOS00000005568050

0000005568050

BRAZOS

EXHIBIT "A"

LOT THREE (3), BLOCK FIVE (5), FIRST SUBDIVISION OF LYNNDALE 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

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: March 01, 2016

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.

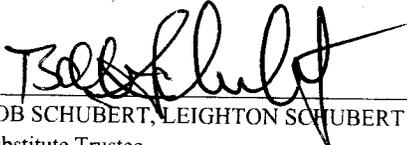
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 09, 2009 and recorded in Document VOLUME 9207, PAGE 58 real property records of BRAZOS County, Texas, with CODY ALLEN BALLARD AND JESSICA GAYLE PUIG, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CODY ALLEN BALLARD AND JESSICA GAYLE PUIG, securing the payment of the indebtednesses in the original principal amount of \$155,165.00, 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: _____



EXHIBIT "A"

LOT EIGHT (8), BLOCK THREE (3), WOOD FOREST PHASE 3, INSTALLMENT "A", CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 861, PAGE 619 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/07/2012
Grantor(s): JAMES BRUNSON, AN UNMARRIED MAN AND KARI FULTON, AN UNMARRIED WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WALLICK AND VOLK, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$198,979.00
Recording Information: Book 10839 Page 138 Instrument 01129066
Property County: Brazos
Property: LOT FOUR (4), BLOCK ONE (1), FAWN LAKES ESTATES, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 770, PAGE 85, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
Reported Address: 5606 DILLY SHAW TAP ROAD, BRYAN, TX 77808

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of March, 2016
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.

