

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

Date of Security Instrument: January 31, 2014

Grantor(s): Dennis R. Williams, joined herein pro forma by his spouse Mandy R. Williams

Original Trustee: Edward Kershner

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for SWBC Mortgage Corporation, its successors and assigns

Recording Information: Clerk's File No. 01183172, in the Official Public Records of BRAZOS County, Texas.

Current Mortgagee: SWBC Mortgage Corporation

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department
425 Phillips Blvd Ewing, NJ 08618 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: 05/03/2016 **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:

ALL OF LOT EIGHT (8), BLOCK EIGHT (8), SONOMA, PHASE 3, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 9783, PAGE 90 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

For Information:

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


Pete Florez as Substitute Trustee, 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



4570535

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 17, 2014, SHANNON ALLEN AND KAREN ALLEN HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 01211873, in Book 12333, at Page 111, in the DEED OF TRUST OR REAL PROPERTY records of BRAZOS COUNTY, TEXAS, and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MAY 3, 2016**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **BRAZOS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT SEVEN "R"(7R), BLOCK ONE (1), WILLIAMS COURT, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1240, PAGE 651 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 3503 REGAL ROW
COLLEGE STATION, TX 77845

Mortgage Servicer: CENLAR FSB

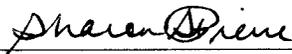
Noteholder: CORNERSTONE HOME LENDING, INC.
425 PHILLIPS BOULEVARD
EWING, NJ 08618

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this 25th day of February, 2016.



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

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

Filed for Record in:
BRAZOS COUNTY

On: Mar 15, 2016 at 10:33A

As a
Posting Real Estate Notice

RECORDING REQUESTED BY:

Amount 2.00

WHEN RECORDED MAIL TO:

Receipt Number - 569731
By:
Debbie Baker

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

TS No TX08000142-15-1

APN 305639 / 244030-0715-0010

TO No 160047772-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on April 17, 2009, MARK MCWHORTER, A SINGLE PERSON as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of G. TOMMY BASTIAN as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

as nominee for COUNTRYWIDE BANK, F.S.B, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$178,212.00, payable to the order of U.S. Bank Trust, N.A. as Trustee for LSF9 Master Participation Trust as current Beneficiary, which Deed of Trust recorded on April 21, 2009 as Document No. 01026410 in Book 9054, on Page 169 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 305639 / 244030-0715-0010

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 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 U.S. Bank Trust, N.A. as Trustee for LSF9 Master Participation Trust, 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, May 3, 2016 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.**

In Source Logic

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and U.S. Bank Trust, N.A. as Trustee for LSF9 Master Participation Trust'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 U.S. Bank Trust, N.A. as Trustee for LSF9 Master Participation Trust'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 March, 2016.



By: (Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims
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 TX08000142-15-1

APN 305639 / 244030-0715-0010

TO No 160047772-TX-RWI

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT, TRACT OF PARCEL OF LAND LYING AND BING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT ONE (1), BLOCK FIFTEEN (15), EDELWEISS GARTENS, PHASE SEVEN, AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 7960, PAGE 194, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

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.

Amount 2.00

Notice of Substitute Trustee's Sale

Date: April 7, 2016

Receipt Number - 571897

Substitute Trustee: Marca Ewers

By:
Debbie Baker

Lender: Gary L. Jackson

Note: \$9,400.00

Deed of Trust

Date: August 20, 2015

Grantor: LaQuita Cavette Manley

Lender: Gary L. Jackson

Recording information: Book 12912, Page 90, Official Records, Brazos County, Texas

Property: All that certain Lot, tract or parcel of land lying and situated in Brazos County, Texas, being Lot Ten (10) and Lot Eleven (11), Block Two (2), Starlight Addition, an addition to the City of Bryan, Brazo County, Texas according to the Plat recorded in Volume 76, Page 357, Deed Records of Brazos County, Texas.

County: Brazos

Date of Sale (first Tuesday of month): May 3, 2016

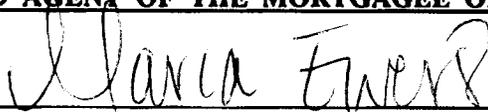
Time of Sale: 11:00 A.M.

Place of Sale: at the Atrium on the 1st Floor for the County Administration Building, 200 South Texas Avenue, Bryan, Texas, said area being the area designated by the Commissioners' Court of Brazos County, Texas.

Marca Ewers is hereby appointed as Substitute Trustee. Lender 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, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Marca Ewers Substitute Trustee
409 E. 26th Street
Bryan, Texas 77808

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

Notice of Substitute Trustee's Sale

Amount 2.00
Receipt Number - 571897
By
Debbie Baker

Date: April 7, 2016

Substitute Trustee: Marca Ewers

Lender: Gary Jackson

Note: \$9,400.00

Deed of Trust

Date: May 13, 2015

Grantor: Kevin Davenport

Lender: Gary Jackson

Recording information: Book 12681, Page 278, Official Records, Brazos County, Texas

Property: All that certain lot, tract or parcel of land lying and situated in Brazos County, Texas, being Lot Fourteen (14), Block Two (2), JAMES ADDITION, an addition to the City of Bryan, Brazos County, Texas, according to the Plat recorded in Volume 38, Page 359, Deed Records of Brazos County, Texas.

County: Brazos

Date of Sale (first Tuesday of month): May 3, 2016

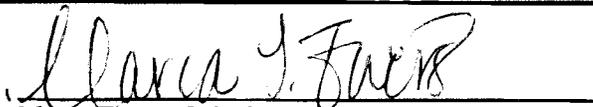
Time of Sale: 11:00 A.M.

Place of Sale: at the Atrium on the 1st Floor for the County Administration Building, 200 South Texas Avenue, Bryan, Texas, said area being the area designated by the Commissioners' Court of Brazos County, Texas.

Marca Ewers is hereby appointed as Substitute Trustee. Lender 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, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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Marca Ewers, Substitute Trustee
409 E. 26th Street
Bryan, Texas 77808

Notice of [Substitute] Trustee 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.

1. Date, Time, and Place of Sale.

Date: 05/03/2016

Time: The sale will begin at 11:00 AM or not later than three hours after that time

Place: Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803 - THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 15223 Meredith Dr, College Station, TX 77845

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 04/16/2009 and recorded 04/22/2009 in (book) OR-9056 (page) 59 and Document 01026533 real property records of Brazos county Texas, with Vanessa Arestad, an unmarried person grantor(s) and USAA Federal Savings Bank, 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 Vanessa Arestad, an unmarried person securing the payment of the indebtedness in the original principal amount of \$ 139,656.00, 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.

copy PD

Notice of [Substitute] Trustee Sale

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

Lot 26, Block 4, within Phase 3, AMENDING PLAT of Meadowcreek Subdivision, Phase 2 and Phase 3, a subdivision in Brazos County, Texas, according to the map or plat recorded in Volume 8285, Page 280 of the 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 4-11-2014

Chance Oliver, Bret Allen, 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, 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

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: May 03, 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 May 02, 2012 and recorded in Document VOLUME 10659, PAGE 215 real property records of BRAZOS County, Texas, with LILLIAN J. THURMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LILLIAN J. THURMAN, securing the payment of the indebtednesses in the original principal amount of \$88,375.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MATRIX FINANCIAL SERVICES CORPORATION 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. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, F.S.B.
5151 CORPORATE DRIVE
TROY, MI 48098



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: _____



NOS0000004605226

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.217 ACRES (9436.1040 SQ FT) AND BEING SITUATED IN THE S.F. AUSTIN LEAGUE, NO. 9, ABSTRACT NO. 62, IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, AND BEING COMMONLY CALLED LOT SEVEN (7), IN THAT CERTAIN PARTITION DEED DATED JULY 18, 1936, FROM TOM FIGURES, ET AL TO ROBERT FIGURES, ET AL, AND RECORDED IN VOLUME 108, PAGE 251, DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.217 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT A POINT ALONG THE NORTHWEST RIGHT OF WAY LINE OF MUCKLEROY STREET, POINT BEING THE COMMON CORNER OF LOT 7 AND LOT 8. POINT ALSO BEING THE EAST CORNER OF THE HEREIN DESCRIBED 0.217 ACRE TRACT;

THENCE ALONG THE NORTHWEST RIGHT OF WAY LINE OF MUCKLEROY STREET, S 50 DEG 44' 17" W A DISTANCE OF 47.61 FEET TO A 1/2" IRON ROD FOUND AT THE COMMON CORNER OF LOT 7 AND LOT 6;

THENCE DEPARTING THE NORTHWEST RIGHT OF WAY LINE OF MUCKLEROY STREET, N 45 DEG 00' 00" W, A DISTANCE OF 196.82 FEET TO A 1/2" IRON ROD FOUND AT A POINT ALONG THE SOUTHEAST RIGHT OF WAY LINE OF FLORIDA STREET, AND BEING THE WEST CORNER OF THE HEREIN DESCRIBED 0.217 ACRE TRACT AND ALSO BEING THE COMMON CORNER OF LOT 7 AND LOT 6;

THENCE ALONG THE SOUTHEAST RIGHT OF WAY LINE OF FLORIDA STREET, N 45 DEG 00' 00" E A DISTANCE OF 47.37 FEET TO A 1/2" IRON ROD FOUND AND BEING THE COMMON CORNER OF LOT 7 AND LOT 8;

THENCE DEPARTING THE SOUTHEAST RIGHT OF WAY LINE OF FLORIDA STREET, S 45 DEG 00' 00" E A DISTANCE OF 201.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.217 ACRES OF LAND, MORE OR LESS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN WARRANTY DEED FROM WARREN ROBERTS TO NO LIMITS INTERNATIONAL ECONOMIC DEVELOPMENT CORPORATION, DATED JUNE 29, 2010, RECORDED IN VOLUME 9872, PAGE 4, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.



NOS00000004605226

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

Receipt Number - 568179
 By:
 Winstonia Davenport

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of May, 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.



NOTICE OF FORECLOSURE 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 OR 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: 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. The sale is scheduled to be held at the following date, time, and place:

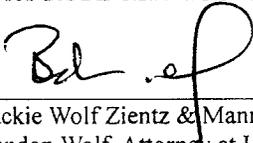
- Date: 05/03/2016
- Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.
- Place: Brazos County Courthouse, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

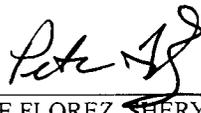
5. Obligations Secured. The Deed of Trust executed by JAY M PRITCHARD AND KIMBERLY G PRITCHARD, provides that it secures the payment of the indebtedness in the original principal amount of \$122,661.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all 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. 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



DEED OF TRUST INFORMATION:

Date:	06/18/2013	AS IS
Grantor(s):	JAMES L VOLKMAR AND JANICE VOLKMAR, HUSBAND AND WIFE	Postpone Real Estate Notice
Original Mortgagee:	WELLS FARGO BANK, N.A.	Amount 2,000
Original Principal:	\$274,000.00	Receipt Number - 571817
Recording Information:	Book 11436 Page 169 Instrument 2013-1160846	Esc
Property County:	Brazos	ashire Peters-Bowman
Property:		

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT TWO (2), BLOCK FIVE (5), CASTLEGATE SUBDIVISION, SECTION 7, PHASE 2, AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8369, PAGE 131, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Reported Address: 2451 STONE CASTLE CIRCLE, COLLEGE STATION, TX 77845-5494

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 3rd day of May, 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

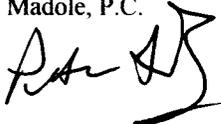
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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.



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 02/16/2005
Grantor(s): JAMES E COLFORD AND HEATHER M COLFORD, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PLAINSCAPITAL MCAFEE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$45,103.00
Recording Information: Book 6524 Page 175 Instrument 00882604
Property County: Brazos
Property: LOT FIVE (5), BLOCK TWO (2), DEER TRAIL, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 628, PAGE 657 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
Reported Address: 1425 DEER TRAIL COURT, BRYAN, TX 77807

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 3rd day of May, 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

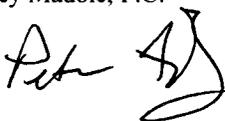
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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.



7M

Filed for Record in:
BRAZOS COUNTY

NOTICE OF FORECLOSURE SALE

On: Apr 07, 2016 at 10:48A

1. *Property to Be Sold.* The property to be sold is described as follows: ^{As a} ~~Tract~~ ^{BEING Tract} Three (3), Block Two (2) of Long Trussel Estates, Phase Two (2), an addition to Brazos County, Texas, according to the plat recorded in Volume 11320, Page 70, Official Public Records of Brazos County, Texas.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded as Document Number 01209136 in Volume 12287, Page 84, Official Public 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: May 3, 2016
- Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.
- Place: Brazos County Courthouse in Bryan, Texas, at the following location: At the place designated by the Commissioner's Court of Brazos County, Texas for public foreclosure sales.

The deed of trust permits the beneficiary 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 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 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 Rick Vernon Homes L.L.C., a Texas limited liability company.

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 (a) the promissory note in the original principal amount of \$72,000.00, executed by Rick Vernon Homes L.L.C., a Texas limited liability company, and payable to the order of Fidelity Bank of Texas; and (b) all renewals and extensions of the note; and (c) any and all present and future indebtednesses of Rick Vernon Homes L.L.C., a Texas limited liability company to Fidelity Bank of Texas. Fidelity Bank of Texas 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 or to the beneficiary, Fidelity Bank of Texas.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.

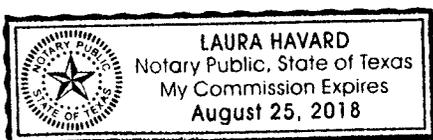
Dated April 6, 2016.



WALT FAIR, Trustee

THE STATE OF TEXAS
COUNTY OF McLENNAN

This instrument was acknowledged before me on April 6th, 2016 by Walt Fair.



NOTARY PUBLIC, STATE OF TEXAS

6M
NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Filed for Record in:
BRAZOS COUNTY

On: Mar 31, 2016 at 01:15P

Post #9 Real Estate Notice

Amount

Receipt Number - 570956

By:
Lauren Reistino

DEED OF TRUST INFORMATION:

Date: 04/11/2001
Grantor(s): JERRY NEAL HORSMAN, JR., HUSBAND AND PATRICIA JEAN HORSMAN, WIFE
Original Mortgagee: CORNERSTONE MORTGAGE COMPANY
Original Principal: \$123,018.00
Recording Information: Book 04116 Page 00162 Instrument 0740870
Property County: Brazos
Property:

ALL OF LOT NUMBER FOUR (4), BLOCK NUMBER ONE (1), BUSH LANE ACRES, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3910, PAGE 128 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Reported Address: 5457 MARCIA LN, BRYAN, TX 77803

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-4
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-4
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of May, 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 Zwiars, 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 Zwiars, 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 Zwiars, 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.

