

NOTICE OF FORECLOSURE SALE

Filed for Record in:
BRAZOS COUNTY

1. *Property to Be Sold.* The property to be sold is described as follows:
Lot Eleven (11), Block Two (2) of the Wood Knoll Subdivision, Bryan, Brazos County, Texas; including that certain manufactured home described as Ser: 12506781 HUB# TEX0141722; and more commonly known as 3806 Iverson, Bryan, Texas 77803.

As a
Posting Real Estate Notice

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Volume 12795, page 51 of the real property records of Brazos County, Texas.

Amount 2.00

Receipt Number - 579763

By:

Cynthia Rincon

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

Date: August 2, 2016

Time: The sale will begin no earlier than 9:00 a.m. or not later than three hours thereafter. The sale will be completed no later than 3:00 p.m.

Place of Sale: 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.* This sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay their bid if their bid is accepted. Pursuant to section 51.009 of 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 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 recorded 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 Mortgager, the Mortgagee or the Mortgagee's attorney.
- 5. *Obligations Secured.* The Deed of Trust executed by JENNIFER KEELING FLEEMAN, dated July 3, 2015; provides that it secures the payment of the indebtedness in the original principle amount of \$30,329.00 and obligations therein described including but not limited to (a) promissory note; and (b) all renewals and extensions for the note. ELIZABETH POST HOLICK is the current lender of the note and deed of trust.
- 6. *Default and Request Act.* Default has occurred under the deed of trust and the lender will conduct this sale. Notice is given that before the sale the mortgagee may appoint another person to substitute trustee to conduct the sale.

Elizabeth Post Holick
PO BOX 6516
Bryan, TX 77805

On: Jun 30, 2016 at 01:23P

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

As a
Posting Real Estate Notice

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

Amount 2.00

Original Mortgagee: VICTORY HOME MORTGAGE
Current Mortgagee: DITECH FINANCIAL LLC

Receipt Number - 578387
By:
Debbie Baker

Mortgagee Address: DITECH FINANCIAL LLC, 4250 North Freeway, Fort Worth, TX 76137

Recording Information: Document No. 00759556

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

Date of Sale: August 2, 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. §§ 3901 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: 2015-005712

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
I Mauchly
Irvine, California 92618

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: April 22, 2015

Grantor(s): Cody M. Yeager and Lisa D. Yeager, husband and wife

Original Trustee: Michael H. Patterson

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for First Guaranty Mortgage Corporation, a Corporation, its successors and assigns

Recording Information: Vol. 12668, Page 23, or Clerk's File No. 2015-1229516, in the Official Public Records of BRAZOS County, Texas.

Current Mortgagee: First Guaranty Mortgage Corporation

Mortgage Servicer: RoundPoint Mortgage Servicing Corporation, whose address is C/O 5016 Parkway Plaza Blvd., Suite 200 Charlotte, NC 28217 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: 08/02/2016 **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.

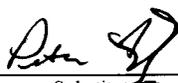
Legal Description:

LOT SIXTY FIVE (65), STANDING ROCK RANCH, BRAZOS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6962, PAGE 162, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. BEING THE SAME PROPERTY CONVEYED TO CODY M. YEAGER AND LISA D. YEAGER, HUSBAND AND WIFE BY DEED FROM PALM HARBOR VILLAGES, INC. RECORDED 04/30/2014 IN DEED BOOK 11984 PAGE 215, IN THE REGISTER'S OFFICE 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, Leb Kemp as Successor Substitute Trustee, Vince Ross as Successor Substitute Trustee, Wayne Wheat as Successor Substitute Trustee, Wes Wheat as Successor Substitute Trustee, Traci Yeaman as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Jack Burns II as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee

Filed for Record in:
BRAZOS COUNTY
On: Jul 11, 2016 at 12:52P
As a
Posting Real Estate Notice
First Guaranty Mortgage
Amount 2.00
Receipt Number 579197
By:
Ashlie Peters-Bowman



4583012

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

On: Jun 23, 2016 at 03:45P

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 as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Receipt Number - 577855
By:

WHEREAS, on **8/25/1999**, **ROBERT D. HAVERON, A MARRIED MAN JOINED HEREIN BY HIS SPOUSE, MARY S. HAVERON**, executed a Deed of Trust conveying to **JAY DON WATSON** as Trustee, the Real Estate hereinafter described, to **SHASTA FINANCIAL SERVICES, A CALIFORNIA CORPORATION**, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 0697154, Volume 3608, Page 175, 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 had been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **8/2/2016** beginning not earlier than **11:00 AM**, or not later than three hours thereafter, I will sell said Real Estate in **BRAZOS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area 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 at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

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.

Property Address: **10530 WILLOW BROOK D, COLLEGE STATION, TX 77845**
Mortgage Servicer: **Caliber Home Loans, Inc.**
Mortgage Servicer Address: **13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134**
Reinstatement Line: **(800) 401-6587**
Noteholder: **U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust**

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.

WITNESS MY HAND this day, 6/23/16

When recorded please return to:
Caliber Home Loans, Inc. – Document Control
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134



Pete Florez, Sheryl LaMont, Harriett Fletcher, David Sims,
Robert LaMont, Allan Johnston,
Substitute Trustee



4581006

Our File Number: 14-15383

Name: THE WAGGONER FAMILY TRUST, DATED MAY 1, 2000, CARROLL P. WAGGONER AND DAISY L. WAGGONER, TRUSTORS AND/OR TRUSTEES

Filed for Record in BRAZOS COUNTY
On: Jun 23, 2016 at 12:30P

As a Posting Real Estate Notice

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 24, 2010, THE WAGGONER FAMILY TRUST, DATED MAY 1, 2000, CARROLL P. WAGGONER AND DAISY L. WAGGONER, TRUSTORS AND/OR TRUSTEES, executed a Deed of Trust/Security Instrument conveying to GARY J. SOMMERFELT, as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 01056414, in Book 9558, at Page 138, 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, AUGUST 2, 2016**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **BRAZOS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT FIVE (5) IN BLOCK THREE (3) CARTER'S GROVE, FIRST INSTALLMENT, AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, ACCORDING TO THE REVISED PLAT RECORDED IN VOLUME 227, PAGE 597, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

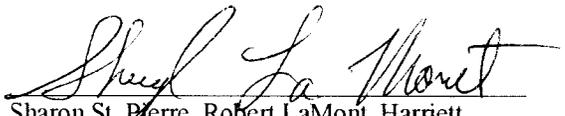
Property Address: 1209 WESTOVER ST
COLLEGE STATION, TX 77840
Mortgage Servicer: REVERSE MORTGAGE SOLUTIONS, INC.
Noteholder: BANK OF AMERICA, N.A.
14405 WALTERS ROAD, SUITE 200
HOUSTON, TX 77014

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 23rd day of June, 2016.


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

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

Reserve Trustee

8A

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: Sale Contract
Date: July 31, 2007
Original Creditor: Walter Mortgage Company
Debtor: Charles & Adrian L. Owens
Current Holder: U. S. Bank, N.A., as trustee for Mid-State Trust X by
Ditech Financial LLC, as servicer with delegated authority

Purchase Money Deed of Trust:

Date: July 31, 2007
Grantor: Charles & Adrian L. Owens
Trustee: Joseph H. Kelly
Recording Information: Volume 8185 at pages 206 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 Purchase Money Deed of Trust (attached hereto for convenience is an **Exhibit "A"** intended to be a copy of the property description contained in or attached to the aforesaid Purchase Money Deed of Trust).
Current Beneficiary: U. S. Bank, N.A., as trustee for Mid-State Trust X by
Ditech Financial LLC, as servicer with delegated authority

County: Brazos, Texas

Date of Sale (first Tuesday of month): August 2, 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 Beneficiary 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 Purchase Money Deed of Trust and has instructed Substitute Trustee to offer the above-described Property for sale toward satisfaction of the Sale 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 X under a Servicing Agreement with Mid-State Trust X. The address of Ditech Financial LLC is 7360 S. Kyrene Road, Mailstop T325, Tempe, Arizona 85283.

Dated: July 6, 2016



Kenneth M. Culbreth, Jr., Substitute Trustee
500 N. SHORELINE, SUITE 900
CORPUS CHRISTI, TX 78401-0341
(361) 884-5678 (361) 888-9149 telefax

Exhibit "A"

Lot 6, Block 4, Candy Hill Addition, City of Bryan, Brazos County, Texas, being that property more particularly described in Volume 99, Page 360 of the Deed Records, Brazos County, Texas.

Exhibit "B"

Kenneth M. Culbreth, Jr.
500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401

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

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

Karen Pollock
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

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

Jacob Nink
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

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

On: May 26, 2016 at 04:13

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

As a
Posting Real Estate Notice

Amount 2.00
Receipt Number - 575558
By:
Amber Noehman

TS#: 16-16775

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/14/2008, LEONEL E. ESPINOZA, JOINED HEREIN PRO FORMA BY HIS SPOUSE, ROSAURA ESPINOZA, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of G. TOMMY BASTIAN, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR COUNTRYWIDE BANK, F.S.B., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$103,680.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR COUNTRYWIDE BANK, F.S.B., which Deed of Trust is Recorded on 4/16/2008 as Volume 00994376, Book , Page , in Brazos County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT TWENTY (20), BLOCK ELEVEN (11), NORTHWEST 4TH INSTALLMENT, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 375, PAGE 143 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Commonly known as: **4603 LAURA LN, BRYAN, TX 77803**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Pete Florez, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Allan Johnston, 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**

or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to



4577360

represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 8/2/2016 at 11:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Brazos** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803**

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

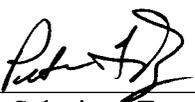
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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

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.

WITNESS, my hand this 5/24/2016



By: Substitute Trustee(s)

Pete Florez, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Allan Johnston, 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

C/O Carrington Foreclosure Services, LLC

1610 E. Saint Andrew Place, Suite 150F

Santa Ana, CA 92705

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

Our File Number: 16-02771

Name: TERRI OETH PIPER, (WHO ACQUIRED TITLE AS TERRI JOANN, OETH), JOINED PRO FORMA BY HER HUSBAND, TERENCE PIPER

FILED PRO FORMA BY HER HUSBAND, TERENCE PIPER
BRAZOS COUNTY

NOTICE OF TRUSTEE'S SALE

On: Jul 11, 2016 at 03:50P

WHEREAS, on JANUARY 5, 1998, TERRI OETH PIPER, (WHO ACQUIRED TITLE AS TERRI JOANN, OETH) JOINED PRO FORMA BY HER HUSBAND, TERENCE PIPER, executed a Deed of Trust/Security Instrument conveying to GREGORY L. GREGG, as Trustee, the Real Estate hereinafter described, to MBI MORTGAGE 1960, INC. in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 646997, 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, AUGUST 2, 2016**, between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in BRAZOS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, OUT OF THE ZENO PHILLIPS SURVEY, A-45, AND BEING PART OF LOT THREE (3), BLOCK (8), CULPEPPER MANOR, THIRD INSTALLMENT, ACCORDING TO THE PLAT RECORDED IN VOLUME 205, PAGE 441, OF THE BRAZOS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 1107 DONA DRIVE
BRYAN, TX 77802

Mortgage Servicer: SETERUS, INC.

Noteholder: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
14221 DALLAS PARKWAY, SUITE 1000
DALLAS, TX 75254

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 11th day of July, 2016.

Sharon St. Pierre
Sharon St. Pierre, Robert LaMont, Harriett Fletcher, David Sims, Sheryl LaMont, Wes Wheat, Leb Kemp, Evan Press, Traci Yeaman, Wayne Wheat, Aarti Patel, Patrick Zwiers, Vince Ross, Jack Burns II, Kristopher Holub, Pete Florez, Substitute Trustees

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

Resolve Trustee

**METES AND BOUNDS DESCRIPTION
OF A 0.2295 ACRES TRACT OF LAND
OUT OF THE ZENO PHILLIPS SURVEY, A-45
PART OF LOT 3, BLOCK 8, CULPEPPER MANOR, THIRD INSTALLMENT
BRYAN, BRAZOS COUNTY, TEXAS**

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Zeno Phillips Survey, A-45, and being part of Lot Three (3), Block (8), Culpepper Manor, Third Installment, according to the plat recorded in Volume 205, Page 441, of the Brazos County Deed Records, and now more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the north corner of Lot 2, also being in the southeast right-of-way line of Dona Drive, also being the west corner of this tract;

THENCE North 43 degrees 35 minutes 47 seconds East, a distance of 100.37 feet along the said right-of-way line to a 1/2" iron rod found in the northwest line of Lot 3, also being the north corner of this tract;

THENCE South 40 degrees 25 minutes 04 seconds East, a distance of 108.96 feet through the said Lot 3 to a 1/2" iron rod found in the northwest line of Lot 5, also being the east corner of this tract;

THENCE South 47 degrees 23 minutes 57 seconds West, a distance of 89.17 feet along the common line between this tract and the said Lot 5 to a 1/2" iron rod found at the west corner of the said Lot 5, also being the north corner of Lot 6, also being the east corner of Lot 2, also being the south corner of this tract;

THENCE North 46 degrees 25 minutes 07 seconds West, a distance of 102.45 feet along the common line between this tract and the said Lot 2 to the **PLACE OF BEGINNING** containing 9996 square feet or 0.2295 acres.

Dante Carlomagno
11-21-97
97265.doc



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: August 02, 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 March 28, 2005 and recorded in Document CLERK'S FILE NO.2005 - 00891009 real property records of BRAZOS County, Texas, with MARY A. KOVACH AND JAMES W. KOVACH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARY A. KOVACH AND JAMES W. KOVACH, securing the payment of the indebtednesses in the original principal amount of \$64,490.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
6101 CONDOR DRIVE
MOORPARK, CA 93021



BOB SCHUBERT, LEIGHTON SCHUBERT OR RICKIE SALCIDO
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

Declarants Name: _____
Date: _____

Filed for Record in:
BRAZOS COUNTY

On: May 31, 2016 at 03:50P

As a
Posting Real Estate Notice

Amount: 2.00

Receipt Number - 575810
By:
Amber Boehman



NOS0000005286158

EXHIBIT "A"

LOT THIRTEEN (13), BLOCK ONE (1), WIXON OAKS SUBDIVISION, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3767, PAGE 291 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Filed for Record in:
BRAZOS COUNTY

On: May 31, 2016 at 03:50P

As a
Posting Real Estate Notice

Amount 2.00

Receipt Number - 575810

By:
Amber Moehlman



NOS0000005286158

Filed for Record in:
Brazos County

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

On: May 26, 2016 at 04:28P

DEED OF TRUST INFORMATION:

Date: 02/12/2008
Grantor(s): PRENTICE RAY DEBOSE, A SINGLE MAN, AND MARSHA ANN ESPITIA, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WESTSTAR MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$113,705.00
Recording Information: Book 8447 Page 261 Instrument 00989164
Property County: Brazos
Property: LOTS SEVEN (7) AND EIGHT (8), BLOCK TWENTY-SEVEN (27), CASTLE HEIGHTS SUBDIVISION, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 134, PAGE 183 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
Reported Address: 1202 LINCOLN STREET, 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 2nd day of August, 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 [SUBSTITUTE] TRUSTEE'S SALE

Jun 27, 2016 at 01:33P

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

Receipt Number - 578041
24
Louren Keistino

1. Date, Time, and Place of Sale.

Date: August 02, 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 June 06, 2007 and recorded in Document VOLUME 8025, PAGE 54 real property records of BRAZOS County, Texas, with JASON SCARPACE AND MELANIE SCARPACE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JASON SCARPACE AND MELANIE SCARPACE, securing the payment of the indebtednesses in the original principal amount of \$136,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE 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. SETERUS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SETERUS, INC.
14523 SW MILLIKAN WAY SUITE 200
BEAVERTON, OR 97005



BOB SCHUBERT, LEIGHTON SCHUBERT OR RICKIE SALCIDO

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP

4004 Belt Line Road, Suite 100

Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, 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: _____



NOS0000006083281

EXHIBIT "A"

ALL OF LOT SEVENTEEN (17), BLOCK ELEVEN (11), WESTFIELD VILLAGE, PHASE FOUR, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 7165, PAGE 44 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

