

NATIONSTAR MORTGAGE LLC (CXE)
KNIGHTGLAZ, ANTHONY
4749 SAGEBRUSH DRIVE, BRYAN, TX 77808

FHA 512-0600802-703
Our File Number: 16-025024

Filed for Record in
BRAZOS COUNTY
On and 15/2016 at 11:12
As a
Contract Real Estate Sale

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 30, 2012, ANTHONY A. KNIGHTGLAZ, A MARRIED MAN, KANANI L. KNIGHTGLAZ, as Grantor(s), executed a Deed of Trust conveying to ROBERT FRAPPIER, TRUSTEE, as Trustee, the Real Estate hereinafter described, to PHH MORTGAGE CORPORATION D/B/A CENTURY 21 MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of BRAZOS COUNTY, TX and is recorded under Clerk's File/Instrument Number 01115999, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **October 4, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Brazos** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

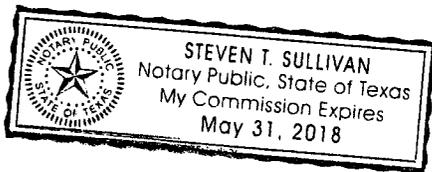
BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT THREE (3), BLOCK TWO (2), COUNTRY ACRES SUBDIVISION, PHASE 2, AN ADDITION TO THE CITY OF KURTEN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 4809, PAGE 138, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 4749 SAGEBRUSH DRIVE
BRYAN, TX 77808
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

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

Pete Florez

SUBSTITUTE TRUSTEE
PETE FLOREZ OR ZACHARY FLOREZ OR ORLANDO ROSAS OR BOBBY BROWN OR SHARON ST. PIERRE OR SHERYL LAMONT OR HARRIETT FLETCHER OR DAVID SIMS OR ROBERT LAMONT OR EVAN PRESS OR KRISTOPHER HOLUB OR PATRICK ZWIERS OR EVAN PRESS OR JACK BURNS II OR AARTI PATEL OR WAYNE WHEAT OR WES WHEAT OR LEB KEMP OR TRACI YEAMAN OR VINCE ROSS OR TYLER MARTIN
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565



THE STATE OF TEXAS
COUNTY OF BRAZOS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 day of AUGUST, 2016.

Steven T. Sullivan

NOTARY PUBLIC in and for

BRAZOS COUNTY,

My commission expires: MAY 31, 2018

Type or Print Name of Notary

STEVEN T. SULLIVAN

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

On: Aug 25, 2016 at 01:53P

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

As a
Posting Real Estate Notice

BRAZOS County

Deed of Trust Dated: July 26, 2005

Amount: \$125,000.00

Grantor(s): CLARA C ALLEN

Amount 2.00

Receipt Number - 583017

Original Mortgagee: ESTATE OF GLORIA S. SALE REVOCABLE TRUST-1988, AS AMENDED OR RESTATED ON APRIL 23, 1998

Current Mortgagee: THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE FDIC 2013-R2 ASSET TRUST

Mortgage Servicer and Address: c/o SENECA MORTGAGE SERVICING, LLC, 3374 WALDEN AVENUE, STE 120, DEPEW, NY 14043

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

Recording Information: Document No. 00898996

Legal Description: SEE EXHIBIT A

WHEREAS CLARA C ALLEN is deceased.

Date of Sale: October 4, 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 ZACHARY FLOREZ, ORLANDO ROSAS OR BOBBY BROWN 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: 2016-012152


PETE FLOREZ OR ZACHARY FLOREZ, ORLANDO ROSAS OR BOBBY BROWN
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

EXHIBIT "A"

Being a 0.87 acre tract or parcel of land, lying and being situated in the John Austin League, Abstract No. 2, Brazos County, Texas, and being Lot One (1), and a portion of Lot Two (2), Block Two (2), BRIARCREST VALLEY, PHASE 6, an addition to the City of Bryan, Brazos County, Texas, according to the Plat recorded in Volume 474, page 791 of the Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the 1/2" iron rod set at the east corner of Lot 1, Block 2 in the southwest right-of-way line of East Briargate Drive, a 1/2" iron rod found in concrete marking the south corner of Lot 13, Block 1, bears N 63° 24' 42" W 99.97 feet;

THENCE S 49° 44' 19" W along the southeast line of Lot 1, Block 2, at a distance of 118.86 feet pass a 1/2" iron rod found, continue on for a total distance of 188.21 feet to a 1/2" iron rod found marking the south corner of Lot 1, Block 2;

THENCE along the southwest line of Lots 1 and 2, Block 2, as follows:

N 31° 25' 04" W 17.24 feet to a 1/2" iron rod set, a 1/2" iron rod found bears N 89° 31' E 1.95 feet;

N 17° 41' 33" W at a distance of 75.89 feet pass the common corner between Lots 1 and 2, continue on for a total distance of 146.30 feet to a 1/2" iron rod found marking the common corner between the beforementioned 0.87 acre tract and the 0.48 acre tract described in the deed to Mienjah W. Newman and wife Nancy P. Newman, recorded in Volume 2150, page 324 of the Official Records of Brazos County, Texas;

THENCE N 49° 42' 25" E along the common line between the Montgomery Tract and the Newman Tract for a distance of 217.49 feet to a 1 1/2" iron rod found marking the common front corner between the said Montgomery and Newman tracts in the southwest right-of-way line of East Briargate Drive, same being a curve concave to the southwest having a radius of 476.80 feet;

THENCE along the southwest right-of-way line of East Briargate Drive as follows:

Southeasterly along said curve for an arc distance of 29.31 feet to a 1/2" iron rod found marking the end of this curve, the chord bears S 42° 05' 01" E 29.31 feet;

S 40° 17' 35" E 122.24 feet to the PLACE OF BEGINNING, containing 0.87 acres of land, more or less.

RAZOS
is a true and correct copy as the same
and recorded in the appropriate
County, Texas

on 2-16-2010
Helen M. Quinn
County Clerk
Brazos County, Texas

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

8-29-2016 at 12:17P
As a
Posting Real Estate Notice

DEED OF TRUST INFORMATION:

Date: 07/25/2005
Grantor(s): RUDY BENAVIDES AND EVELYN J. BENAVIDES, AS HUSBAND AND WIFE
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$43,920.00
Recording Information: Book 6892 Page 193 Instrument 00902345
Property County: Brazos
Property: LOT NINE (9), A.R. NICHOLS SUBDIVISION, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 151, PAGE 331 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
Reported Address: 307 TATUM STREET, BRYAN, TX 77803

Receipt Number - 583232
By:
Amber Hoshlman

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 for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-GEL4
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-GEL4
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of October, 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

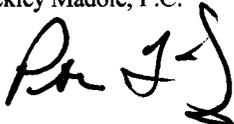
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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 FORECLOSURE SALE

Filed for Record in:
BRAZOS COUNTY

On: Sep 01, 2016 at 10:16A

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property to Be Sold. Property described as follows:

As a
Posting Real Estate Notice

Lot Four R (4R), Block Ten, Winter Estate Subdivision, City of Bryan, according to replat thereof recorded in Volume 2413, Page 93 of the Official Records of Brazos County, Texas.

2. Date, Time, and Place of Sale.

Receipt Number - 583584
By,
Lauren Raistino

The sale is scheduled to be held at the following date, time and place:

Date: October 4, 2016
Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter.
Place: The sale shall be completed by no later than 4:00 P.M.
The Steps of the Brazos County Courthouse

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

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the 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 the sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by **Herschel M. Hickman, Sr., and Rebecca Hickman**. The deed of trust is dated February 8, 2013, and is recorded in the office of the Official Public Records of Brazos County, Texas, in Volume 11151, Page 194 of the Official Public Records of Brazos County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Real Estate Lien Note in the original principal amount of \$150,000.00 executed by **Herschel M. Hickman, Sr., Managing Member of UAW Resources, LLC, a Texas limited liability company d/b/a Universal Auto Works** and payable to the order of **Citizens State Bank**; (2) all renewals and extensions of the note; and (3) and all present and future indebtedness of **UAW Resources, LLC, a Texas limited liability company, d/b/a Universal Auto Works to Citizens State Bank**. Citizens State Bank is the current owner and holder of the obligations and is the beneficiary under the deed of trust.

As of September 1, 2016, there was owed \$146,275.93 on the note, which includes principal and interest. The note is bearing interest at the rate of \$25.12 per day thereafter.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Burns & Reyes-Burns, P.L.L.C.
Attention: Jeffrey Burns
P.O. Box 429
Somerville, Texas 77879
Telephone: 979-596.3424

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

DATED this the 1st day of September, 2016.



Ervin B. Flencher, Jr., Trustee
Post Office Box 518
Somerville, Texas 77879
(979) 596-1421
(979) 596-3867

Current Borrower: DANE M. GRAY, A MARRIED MAN
MH File Number: TX-16-27387-FC
VA/FHA/PMI Number:
Loan Type: FreddieMac
Property Address: 609 E 24TH ST, BRYAN, TX 77803

Filed for Record in:
BRAZOS COUNTY

On: Sep 08, 2016 at 01:46P

As a
Posting Real Estate Notice

NOTICE OF SUBSTITUTE TRUSTEE SALE

Amount 2.00

Deed of Trust Date:
12/21/2007

Grantor(s)/Mortgagor(s): Receipt Number - 584093
DANE M. GRAY, A MARRIED MAN
Ashlie Peters-Bowman

Original Beneficiary/Mortgagee:
THE GUY COMPANY

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: 8382
Page: 164
Instrument No: 00984973

Property County:
BRAZOS

Mortgage Servicer:
JPMorgan Chase Bank, National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1111 Polaris Parkway, Columbus, OH 43240

Legal Description: LOT TEN (10), BLOCK SIXTY-THREE (63), CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME "H", PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: 10/4/2016

Earliest Time Sale Will Begin: 11:00AM

Place of Sale of Property: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i): 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.


Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown
or Cole D. Patton
or Catherine Allen-Rea
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE On: Sep 12, 2016 at 11:43A

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Posting Real Estate Notice 2.00

Receipt Number - 594302
By,
Debbie Baker

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

Date: October 04, 2016

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 13, 2005 and recorded in Document VOLUME 6984, PAGE 1 AS AFFECTED BY VOLUME 13564, PAGE 182 real property records of BRAZOS County, Texas, with STEVEN J. BORISKI, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by STEVEN J. BORISKI, securing the payment of the indebtednesses in the original principal amount of \$47,040.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA ALTERNATIVE LOAN TRUST 2005-11 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-11 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. NATIONSTAR MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE, LLC
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

By: [Signature]
PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT OR ALLAN JOHNSTON
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 Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 9/12/16 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

[Signature]
Declarants Name: Bob Schubert
Date: 9/12/16



NOS0000006081673

EXHIBIT 'A'

ALL OF LOT NUMBER THIRTY SEVEN F (37), BLOCK NUMBER TWELVE (12), SOUTHWOOD VALLEY, SECTION 6-B, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388, PAGE 681, DEED RECORDS OF BRAZOS COUNTY, TEXAS.



NOS0000006081673

1402 DOMINIK DRIVE
COLLEGE STATION, TX 77840

Filed for Record in:
BRAZOS COUNTY 00000006227920

On: Sep 12, 2016 at 11:43A

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: October 04, 2016

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

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

Receipt Number - 594302
By,
Debbie Baker

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 21, 1995 and recorded in Document VOLUME 2505, PAGE 103 real property records of BRAZOS County, Texas, with VERNON FILES AND KATHRYN FILES, grantor(s) and FIRST STATE BANK, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by VERNON FILES AND KATHRYN FILES, securing the payment of the indebtednesses in the original principal amount of \$61,050.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

By: *Bob Schubert*
AARTI PATEL, MARYKA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, OR DAN HART
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 9/12/16 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

Bob Schubert
Declarants Name: Bob Schubert
Date: 9/12/16

Certificate of Posting



NOS0000006227920

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOT FOUR (4), BLOCK ELEVEN (11), FIRST INSTALLMENT OF CARTER'S GROVE, REVISED, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 227, PAGE 597 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.



NOS00000006227920

NOTICE OF FORECLOSURE SALE Filed: Sep 12, 2016 at 04:03P

As a
Posting Real Estate Notice

STATE OF TEXAS

Amount 2.00

COUNTY OF BRAZOS

Receipt Number - 584357
By,
Lauren Reistino

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

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

Lot 1 and Pt of 2, Block 68, Townsite Brazos County, City of Bryan, Texas, and being commonly known as 600 East William Joel Bryan Pkwy, Bryan, Brazos County, Texas 77803.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover the property that has been released from the liens of the Deed of Trust.

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

Date: Tuesday, October 4, 2016

Time: Between the hours of 10:00 a.m. and 4:00 p.m. The sale shall commence at a time no earlier than 1:00 p.m. or within three (3) hours thereafter.

Place: In the commons area of the Brazos County Courthouse in Bryan, Texas.

The Deed of Trust permits the Beneficiary to postpone or withdraw, or reschedule the sale for another day. In such 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. Such reposting and refiled may be after the date originally scheduled for this sale.

3. Terms of Sale. The 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 cash on the day of sale for the property being sold.

4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by a Deed of Trust executed by SAMANTHA NELSON and FRED SAMUEL. The Deed of Trust is dated July 5, 2012, and is recorded in Volume 10811, Page 249, Official Records, Brazos County, Texas.

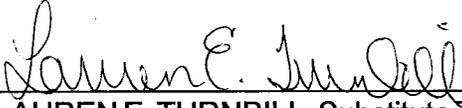
5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively called "Obligations") including but not limited to (a) the promissory note in the original principal sum of \$118,000.00 executed by SAMANTHA NELSON and FRED SAMUEL and payable to the order of JASON P. MARSH and BRENDA V. MARSH; (b) all renewals and extensions of the note; and (c) any and all present and future indebtednesses of SAMANTHA NELSON and FRED SAMUEL to JASON P. MARSH and BRENDA V. MARSH. JASON P. MARSH and BRENDA V. MARSH are the current owners and holders of the Obligations and are the Beneficiary under the Deed of Trust and are referred to herein as the "Beneficiary".

An exact statement of the amount due, owing and secured by the Deed of Trust may be obtained by contacting the undersigned.

6. Default and Request to Act. Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the Substitute Trustee to conduct this sale. Notice is given that prior to the sale Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

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

DATED September 12, 2016.


LAURENE. TURNBILL, Substitute Trustee
Hoelscher, Lipsey, Elmore & Poole, P.C.
1021 University Drive East
College Station, TX 77840-2120
(979) 846-4726

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

As a
Posting Real Estate Notice

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

Amount 7.00
Record Number 57441
Book & Page

STATE OF TEXAS

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§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BRAZOS

Note: Note dated November 8, 2007 executed and delivered by Daisy Hennigan to Quicken Loans Inc.

Security Instrument: Deed of Trust, dated November 8, 2007, executed and delivered by Daisy Hennigan to Quicken Loans Inc., to secure payment of that certain Note, recorded on November 9, 2007 as Document Number 00981361 in Volume 8320 at Page 236, in Brazos County, Texas.

Order Approving Abandonment of Real Property: Order Approving Abandonment of Real Property dated July 19, 2016, in Cause No. 15,930-PC; *In Re: The Estate of Daisy Hennigan, Deceased*, in the County Court at Law No. Two (2) of Brazos County, Texas (attached as Exhibit B.)

Original Creditor: Quicken Loans Inc.

Current Owner: Federal National Mortgage Association ("Fannie Mae")

Current Holder: Ditech Financial LLC FKA Green Tree Servicing LLC ("Servicer")

Loan Servicer: Ditech Financial LLC FKA Green Tree Servicing LLC by virtue of its loan servicing agreement with Fannie Mae. Pursuant to §51.0025 of the Texas Property Code, Servicer is authorized to administer the foreclosure of property under §51.0025 of the Texas Property Code on behalf Fannie Mae, as its mortgage servicer. Servicer is representing Fannie Mae under a servicing agreement with Fannie Mae and Servicer. Servicer's address is 7360 S Kyrene Rd, Mailstop T325, Tempe, AZ 85283.

Appointed Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS HOLUB, MARLENE ZOGRAFOS, JACOB NINK
9065 Jollyville, Suite 203A, Austin, TX 78759

AND

PROPERTY ADDRESS: 801 Ash St Bryan, TX 77803	RP FILE NO. DIFA02-49	BORROWER: Hennigan, Daisy
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Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD,
5420 LBJ Freeway, Suite 220, Dallas, TX 75225

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash.

Property to be sold: 801 Ash St, Bryan, TX 77803, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

Date of Sale: **Tuesday, October 4, 2016.**

Time of Sale: The sale will begin no earlier than **1:00 PM** and no later than three (3) hours thereafter.

Location of Sale: At the **County Courthouse in Brazos County, Texas**, at the commons area in the courthouse (first floor of the courthouse, adjacent to the county clerk's office), unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Brazos County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designated by the Commissioner's Court of Brazos County, Texas.

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 Security Instrument, 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 Security Instrument. The sale

PROPERTY ADDRESS: 801 Ash St Bryan, TX 77803	RP FILE NO. DIFA02-49	BORROWER: Hennigan, Daisy
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shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. 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 Security Instrument, 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.

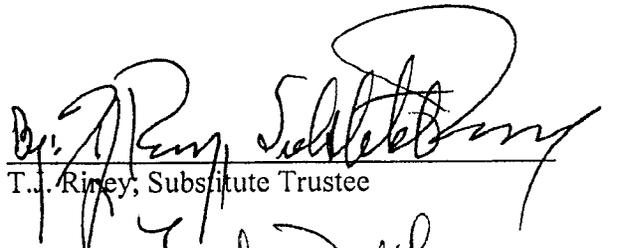
Type of Sale:

The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Daisy Hennigan.

Default and Notice:

Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Daisy Hennigan and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: September 12, 2016.


T.J. Riney, Substitute Trustee



AFTER RECORDING, PLEASE RETURN TO:

Riney Packard, PLLC
Attn: T.J. Riney
Two Lincoln Centre
5420 LBJ Freeway, Suite 220
Dallas, TX 75240

PROPERTY ADDRESS: 801 Ash St Bryan, TX 77803	RP FILE NO. DIFA02-49	BORROWER: Hennigan, Daisy
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BORROWER: Hennigan, Daisy

EXHIBIT "A"

Lots One (1) and Two (2), Block Twenty-eight (28), Oak Grove Park Addition, City of Bryan, according to plat thereof recorded in Volume 38, Page 398 of the Deed Records of Brazos County, Texas.

PROPERTY ADDRESS: 801 Ash St Bryan, TX 77803	RP FILE NO. DIFA02-49	BORROWER: Hennigan, Daisy
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FILED FOR RECORD
 DATE 7-19-16
 AT _____ O'CLOCK _____ M
 KAREN MCQUEEN
 BRAZOS COUNTY CLERK
 IN THE COUNTY COURT AT LAW
 By [Signature]
 NO. TWO (2) OF
 BRAZOS COUNTY, TEXAS

NO. 15,930-PC

IN THE ESTATE OF
 DAISY HENNIGAN,
 DECEASED

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**ORDER APPROVING ABANDONMENT OF REAL PROPERTY
 PURSUANT TO SECTION 351.051 OF THE TEXAS ESTATES CODE**

On this day the Court considered the Application to Abandon Real Property pursuant to Section 351.051 of the Texas Estates Code and finds the following:

1. That citation has been issued and served as required by law;
2. Claimant, DITECH FINANCIAL LLC FKA GREEN TREE SERVICING LLC, presented its Claim to the Administrator of the Estate of DAISY HENNIGAN, Deceased, in the sum of \$82,875.56, which was allowed by the Administrator on June 6, 2016 and approved by this Court on June 10, 2016. After review of the Broker's Price Opinion attached to the Application, the Court finds there is no equity in the property.
3. The Personal Representative has not been able to pay the maturities which have accrued on the debt according to the terms of the Note and Deed of Trust; that said Note is in default and has been for quite some time;
4. There are no other debts of the Estate that have a preference over the Note and Deed of Trust of each Claimant;
5. The Property which is the subject of each Claimant's Note and Deed of Trust is described as follows:

Lots One (1) and Two (2), Block Twenty-eight (28), Oak Grove Park Addition, City of Bryan, according to plat thereof recorded in Volume 38, Page 398 of the Deed Records of Brazos County, Texas, and also more commonly known as 801 Ash St., Bryan, Texas 77803.

STATE OF TEXAS
 COUNTY OF BRAZOS
 The foregoing is a true and correct copy as the same appears on file and recorded in the appropriate records of Brazos County, Texas

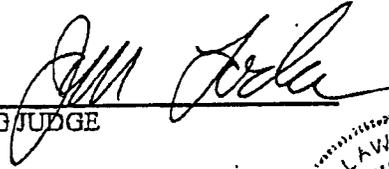
Thereby certify, on 8-1-16 DS



Karen McQueen
 County Clerk
 Brazos County, Texas

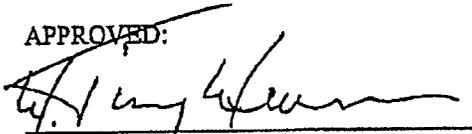
IT IS THEREFORE, ORDERED, ADJUDGED, AND DECREED by the Court that the Administrator is hereby allowed to abandon the property from Administration and the Secured Party is hereby allowed to foreclose its interest in the real property without further order of this Court.

SIGNED this _____ day of JUL 19 2016, 2016.


PRESIDING JUDGE



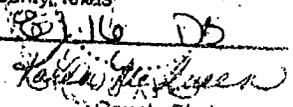
APPROVED:



W. TIMOTHY WEAVER
TSB #21014500
1330 Post Oak Blvd., Suite 2877
Houston, TX 77056
(713) 622-1075
(713) 621-0134 (telecopier)
Email: tweaver@wtimothyweaver.com

Administrator

PLEASE CONFORM AND RETURN TO:
W. Timothy Weaver
1330 Post Oak Blvd., Suite 2877
Houston, TX 77056
Email: tweaver@wtimothyweaver.com


The foregoing is a true and correct copy as the same appears on file and recorded in the appropriate records of Brazos County, Texas.
Thereby certify, on 8-1-16 DS

County Clerk
Brazos County, Texas