

Our File Number: 16-02771

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

NOTICE OF TRUSTEE'S SALE

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, NOVEMBER 1, 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.

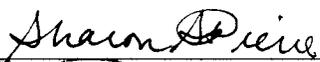
Noteholder: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
14221 DALLAS PARKWAY, SUITE 1000
DALLAS, TX 75254

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 10th day of October, 2016.


Sharon St. Pierre/Robert LaMont, Harriett Fletcher, David Sims, Sheryl LaMont, Wes Wheat, Leb Kemp, Evan Press, Traci Yeaman, Wayne Wheat, Aarti Patel, Patrick Zwiars, 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

**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:

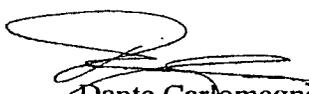
BEGINNING at a 1/2" iron rod found at the north corner of Lot 2, also being in the southeast right-of-way line of Dona Drive, also being the west corner of this tract;

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



Filed for Record
10/18/2014
10/18/2014
AS A
Public Seal Escrow
AS A
Public Seal Escrow
STATE OF TEXAS
A PUBLIC RECORD COPY OF THIS INSTRUMENT WAS FILED IN THE OFFICE AND TIME STAMPED ABOVE ON ME AND WAS ALSO RECORDED IN THE COUNTY AND BOOK OF THE OFFICIAL PUBLIC RECORDS OF THE STATE OF TEXAS.
Brazos County
Brazos County Clerk
Brazos County

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

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

Note: Retail Installment Contract
Date: August 27, 2007
Original Creditor: Jim Walter Homes, Inc.
Debtor: Carol Green Lewis and Eulisis C. Cary
Current Holder: The Bank of New York Mellon f/k/a The Bank of New York, as trustee for Mid-State Capital Trust 2010-1 by Ditech Financial LLC, as servicer with delegated authority

Mechanic's Lien Contract with Power of Sale:

Date: August 27, 2007
Grantor: Carol Green Lewis and Eulisis C. Cary
Trustee: Joseph H. Kelly, Jr.
Recording Information: Volume 8215 at pages 6 et seq. recorded in the Official Records of Brazos County, Texas
Property: All that property (and improvements thereon) covered by and described in the above Mechanic's Lien Contract with Power of Sale (attached hereto for convenience is an **Exhibit "A"** intended to be a copy of the property description contained in or attached to the aforesaid Mechanic's Lien Contract with Power of Sale).
Current Holder: The Bank of New York Mellon f/k/a The Bank of New York, as trustee for Mid-State Capital Trust 2010-1 by Ditech Financial LLC, as servicer with delegated authority

County: Brazos, Texas

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

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

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

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

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

Please be advised that Ditech Financial LLC is representing Mid-State Capital Trust 2010-1 under a Servicing Agreement with Mid-State Capital Trust 2010-1. The address of Ditech Financial LLC is 7360 S. Kyrene Road, Mailstop T325, Tempe, Arizona 85283.

Dated: October 5, 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"

FIELD NOTES FOR 0.250 ACRES OF LAND OUT OF Lot 7, BLOCK 5, BRYANS 1ST ADDITION, CITY OF BRYAN, BRAZOS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch steel pin on the west margin of East Martin Luther King, Jr., being the east corner of Lot 7, Block 5, Bryan's 1st Addition to the City of Bryan and also being the east corner of this tract;

THENCE with the west margin of East Martin Luther King, Jr., South 45 degrees West for 92.00 feet to a ½ inch steel pin being the south corner of said Lot 7 and also being the south corner of this tract;

THENCE with the south line of Lot 7, North 46 degrees 30' 00" West for 115.00 feet to a ½ inch steel pin, being the west corner of this tract;

THENCE with the west line of this tract, North 45 degrees East for 97.63 feet to a ½ inch steel pin on the north line of lot 7, being the north corner of this tract;

THENCE with the east line of Lot 7, South 43 degrees 41' 27" East for 115.00 feet to the POINT OF BEGINNING.

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

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, November 1, 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 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.

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

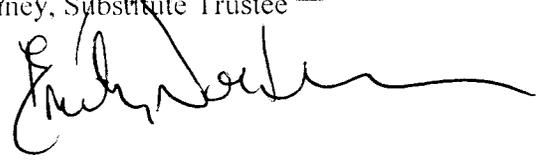
Type of Sale: The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Daisy Hennigan.

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: October 6, 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 §

**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.

This document is a true and correct copy as the same has been filed and recorded in the appropriate public records of Brazos County, Texas
 Witness my hand, on 8-11-16
[Signature]
 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.

[Signature]
PRESIDING JUDGE



APPROVED:

[Signature]

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

CLERK OF COUNTY CLERK
COUNTY CLERK
This is a true and correct copy as the same
has been compared and recorded in the appropriate
records of Brazos County, Texas
This is certified, on Jul 16 2016
[Signature]
County Clerk
Brazos County, Texas

Oct 07 2016 10:09:58A

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

As a
Festina Real Estate, Inc.

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.

Record Number - 003201
Becky Wright

DATE: October 3, 2016

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public records of:

RENEWAL DEED OF TRUST:

BRAZOS COUNTY

DATE: June 1, 2016 (Effective Date)

RE STAMPED HEREON BY ME.

GRANTOR: Alena Morgan and husband, Michael J. Morgan

Oct 07 2016

GRANTOR'S ADDRESS: 7296 New Church Cemetery Rd,
Hearne, Texas 77859

John H. Housen, Brazos County Clerk
BRAZOS COUNTY

BENEFICIARY: Jack F. Hays

ORIGINAL TRUSTEE: Bryan F. Russ, Jr.

SUBSTITUTE TRUSTEES: Bryan F. Russ, Jr., James H. McCullough, Molly A. Hedrick
and Bryan F. Russ, III, with each authorized to act singularly
without the joinder of any other trustee or substitute trustee

RECORDING INFORMATION: Volume 13458, Page 131, Official Records, Brazos
County, Texas

PROPERTY: 4.575 acres of land in the W. J. Lewis Survey, A-153, being Tract Three (3)
of Cassie Estates, a subdivision in Brazos County, Texas, according to the
Map or Plat thereof recorded in Volume 8121, Page 82 of Map and Plat
records of Brazos County, Texas.

NOTE SECURED BY DEED OF TRUST:

DATE: June 1, 2016 (Effective Date)

ORIGINAL AMOUNT: Forty Five Thousand and No/100 Dollars (\$45,000.00)

MAKER: Alena Morgan and husband, Michael J. Morgan

PAYEE: Jack F. Hays

RENEWAL, EXTENSION AND MODIFICATION OF REAL ESTATE NOTE AND LIEN

DATE: June 1, 2016 (Effective Date)

HOLDER OF NOTE AND LIEN: Jack F. Hays

OBLIGOR: Alena Morgan and husband, Michael J. Morgan

RECORDED: Volume 13458, Page 140, Official Records, Brazos County, Texas

DATE OF SALE OF PROPERTY: Tuesday, November 1, 2016

EARLIEST TIME OF SALE OF PROPERTY: 1:00 p.m. (The sale shall be completed no later than 4:00 p.m.)

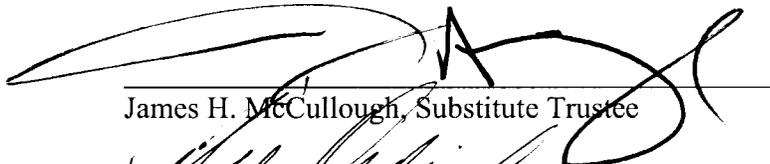
PLACE OF SALE OF PROPERTY: At the Brazos County Administration Building, 200 S. Texas Ave., Bryan, Texas.

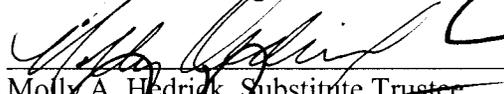
Because of default in performance of the obligations of the Deed of Trust, the Substitute Trustee will sell the property by public auction to the highest bidder for cash (subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale) at the place and date and time specified to satisfy the debt secured by the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT. The sale will begin at the earliest time stated above or within three hours after that time. The sale will be completed no later than 4:00 p.m.

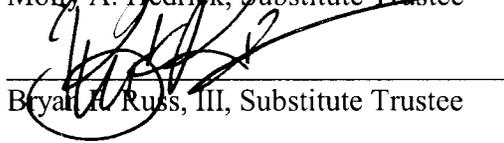
Questions concerning the sale may be directed to the attorney for the beneficiary:

James H. McCullough
Palmos, Russ, McCullough & Russ, L.L.P.
306 Cedar Street - P.O. Box 909
Hearne, Texas 77859
Telephone: (979) 279-3456
Facsimile: (979) 279-3712


Bryan F. Russ, Jr., Substitute Trustee


James H. McCullough, Substitute Trustee


Molly A. Hedrick, Substitute Trustee


Bryan A. Russ, III, Substitute Trustee

On: Dec 29/2016 at 03:37P

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
Receipt Number - 085816
By:
Ashlie Peters-Bowman

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

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: November 1, 2016 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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

AARTI PATEL OR MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, DAN HART, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, TYLER MARTIN OR SHARON ST. PIERRE 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.

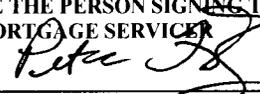
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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 SERVICE



SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2015-005712



AARTI PATEL OR MARYNA DANIELIAN, PATRICIA SANDERS,
FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB,
PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN
PERRINE, DAN HART, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO
ROSAS, BOBBY BROWN, TYLER MARTIN OR SHARON ST. PIERRE
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE: PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON NOVEMBER 1, 2016.

Filed for Record in
Brazos County
on Oct 28, 2016 at 03:37

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.

Amount: 2.00
Per state of Texas
By: [Signature]
Brazos County

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.

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

LOT 4, BLOCK 4, OF THE BEN MILAM ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN VOLUME 358, PAGE 48 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

Date: November 1, 2016

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter.
The sale shall be completed by no later than 4:00 p.m.

Place: The sale will be held at the Atrium on the first floor of the county administration building, 200 South Texas Ave., Bryan, TX; or at the area designated by the County Commissioners, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place. If no place is designated by the Commissioner's Court, sale will be conducted at the place where the Notice of Substitute Trustee's Sale was posted

The deed of trust/contract for foreclosure of tax lien 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 re-filed in accordance with the posting and filing requirements of the Texas

Property Code. Such reposting or re-filing 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 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.

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 or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

4. Type of Sale. The sale is a non judicial deed of trust/contract for foreclosure of tax lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust contract for foreclosure of tax lien executed by Lester Kirkingburg. The deed of trust is dated March 27, 2013, and is recorded in the office of the County Clerk of Brazos County, Texas, under Clerk's Document No. 1150594 in 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 promissory note in the original principal amount of \$8,898.56, executed by Lester Kirkingburg and payable to the order of PROPEL FINANCIAL SERVICES, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Lester Kirkingburg to PROPEL FINANCIAL SERVICES, LLC. PFS Tax Lien Trust 2014-1, a DE Statutory Trust (acting by and through its Agent and Attorney in Fact, PROPEL FINANCIAL SERVICES, LLC); 7990 IH 10 W, Suite 200, San Antonio, Texas 78230, successor in interest to PROPEL FINANCIAL SERVICES, LLC, is the current owner and holder of the Obligations and is the beneficiary under the

deed of trust. Propel Financial Services, LLC, as mortgage servicer, is representing the mortgagee, PFS Tax Lien Trust 2014-1, a DE Statutory Trust under a servicing agreement with the mortgagee.

Questions concerning the sale may be directed to the counsel for the beneficiary:
BRIAN S. BELLAMY: 4330 Gaines Ranch Loop, Suite 150, Austin, Texas, 78735: 512-347-1604.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested Brian S. Bellamy and/or Lauren E. Turnbull, either to act, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary, or its attorney, may appoint another person as substitute trustee to conduct the sale.

DATED: September 26, 2016



Brian S. Bellamy and/or Lauren E. Turnbull, either to
act as Substitute Trustee

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: February 8, 2013

Grantors: Herschel M. Hickman, Sr., and Rebecca Hickman

Trustee: Ervin B. Flencher, Jr.

Lender: Citizens State Bank

Recorded in: Volume 11151, Page 194 of the Official Records of Brazos County, Texas.

Legal Description: **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.**

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$150,000.00, executed by Herschel M. Hickman, Sr., as Managing Member of UAW Resources, LLC, a Texas limited liability company, ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, November 1, 2016

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: Brazos County Courthouse
300 East 26th Street
Bryan, Texas 77803

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Citizens State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Citizens State Bank, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Citizens State Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Citizens State Bank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

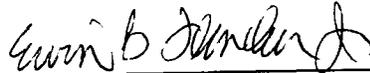
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Citizens State Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



Ervin B. Flencher, Jr.
255 8th Street
Somerville, Texas 77879

Current Borrower: ANDREW JAMES PHOENIX JR. AND TERRIE L PHOENIX, HUSBAND AND WIFE
MH File Number: TX-14-22187-FC
VA/FHA/PMI Number:
Loan Type: VA
Property Address: 107 MILE DRIVE, COLLEGE STATION, TX 77845

Filed for Record in
BRAZOS COUNTY

Oct 29 2011 at 10:09

NOTICE OF SUBSTITUTE TRUSTEE SALE

As a
Brazos Real Estate Broker

Deed of Trust Date:
3/3/2011

Grantor(s)/Mortgagor(s):
ANDREW JAMES PHOENIX JR. AND TERRIE
L PHOENIX, HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR AMERICA'S CHOICE HOME
LOANS LP, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
BANK OF AMERICA, N.A. Eq
Ashlie Peters-Bowman

Recorded in:
Volume: 10073
Page: 44
Instrument No: 2011-1086203

Property County:
BRAZOS

Mortgage Servicer:
BANK OF AMERICA, N.A. is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
7105 Corporate Drive, Plano, TX 75024

Legal Description: TRACT ONE: LOT ONE-R (1R), BLOCK ONE (1), OF BERNADINE ESTATES FIRST
INSTALLMENT, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN
VOLUME 472, PAGE 619 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. TRACT TWO: TRACT
'A-2'-R, BLOCK ONE (1), BERNADINE ESTATES FIRST INSTALLMENT, CITY OF COLLEGE STATION,
ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 472, PAGE 649 OF THE DEED RECORDS OF
BRAZOS COUNTY, TEXAS.

Date of Sale: 11/1/2016

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

NOTICE: PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON NOVEMBER 1, 2016.

Filed by: [illegible]
BRAZOS COUNTY
On: Oct 05, 2016 at 03:39P

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.

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

SEE ATTACHED EXHIBIT "A"

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

Date: November 1, 2016

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: The sale will be held at the Atrium on the first floor of the county administration building, 200 South Texas Ave., Bryan, TX; or at the area designated by the County Commissioners, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place. If no place is designated by the Commissioner's Court, sale will be conducted at the place where the Notice of Substitute Trustee's Sale was posted

The deed of trust/contract for foreclosure of tax lien 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 re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing 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 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.

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 or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

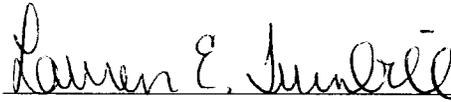
4. Type of Sale. The sale is a non judicial deed of trust/contract for foreclosure of tax lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust contract for foreclosure of tax lien executed by John Jerome Knox. The deed of trust is dated April 26, 2013, and is recorded in the office of the County Clerk of Brazos County, Texas, under Clerk's Document No. 1154068 in 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 promissory note in the original principal amount of \$7,352.26, executed by John Jerome Knox and payable to the order of PROPEL FINANCIAL SERVICES, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of John Jerome Knox to PROPEL FINANCIAL SERVICES, LLC. PFS Tax Lien Trust 2014-1, a DE Statutory Trust (acting by and through its Agent and Attorney in Fact, PROPEL FINANCIAL SERVICES, LLC); 7990 IH 10 W, Suite 200, San Antonio, Texas 78230, successor in interest to PROPEL FINANCIAL SERVICES, LLC, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust. Propel Financial Services, LLC, as mortgage servicer, is representing the mortgagee, PFS Tax Lien Trust 2014-1, a DE Statutory Trust under a servicing agreement with the mortgagee.

Questions concerning the sale may be directed to the counsel for the beneficiary:
BRIAN S. BELLAMY: 4330 Gaines Ranch Loop, Suite 150, Austin, Texas, 78735: 512-347-1604.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested Brian S. Bellamy and/or Lauren E. Turnbull, either to act, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary, or its attorney, may appoint another person as substitute trustee to conduct the sale.

DATED: October 4, 2016



Brian S. Bellamy and/or Lauren E. Turnbull, either to
act as Substitute Trustee

JOHN JEROME KNOX
LOAN NUMBER: P130438629
PROPERTY ID# 20509

EXHIBIT A

Bryan's Third Addition to the City of Bryan in Brazos County, Texas and being described as follows; to-wit: Beginning at a stake set in the Northwest line of Texas State Highway 21 at a point Two Hundred Twenty Five (225) ft. N. 45 E. from the East corner of Lot 1A, Block D of the Geo. A. Adams II-Subdivision, plat of said subdivision being recorded in Volume 101, page 513, of the deed records of Brazos County, Texas; Thence, N. 45 E. Seventy Five (75) ft. with said Highway line to a stake for corner;- Thence N. 45 E. Two Hundred Seventy Three (273) ft. to a stake for corner;- Thence S. 45 W. Two hundred Sixty Two (262) ft. to a stake for corner; Thence S. 45 E Two Hundred Six and one half (206.5) ft. more or less to place of beginning. The above land being shown as Lot 7 in Adams Addition on the City Map of Bryan, Texas

NOTICE OF FORECLOSURE SALE

State of Texas §
 §
County of Brazos §

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

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

Date: **November 1, 2016**
Time: The sale shall begin no earlier than **11:00 AM** or no later than three hours thereafter.
Place: **Brazos** County Courthouse in **Bryan, Texas**, at the following location: the area designated by the Commissioners Court of **Bryan, Brazos County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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

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

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

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

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

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

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

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Ryan D Fuller, Rex G Fuller.**
5. Obligations Secured. The Deed of Trust is dated **July 26, 2000**, and is recorded in the office of the County Clerk of **Brazos County, Texas**, in/under **Document No. 0722238, Official Public Records of Brazos County, Texas.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$118,814.00**, executed by **Ryan D Fuller, Rex G Fuller**, and payable to the order of **Cornerstone Mortgage Company.**

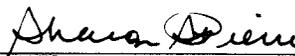
Original Mortgagee: Cornerstone Mortgage Company.

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

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Sent by: Jeffrey B. Lewis
Robertson Anschutz Vettors
1500 CityWest Blvd., Suite 700
Houston, TX 77042

DATED September 12, 2016.



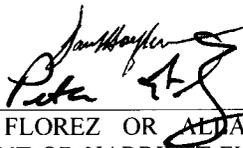
Sharon St. Pierre, Robert Lamont, Sheryl Lamont or Allan Johnston, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Substitute Trustee
c/o Robertson Anschutz Vettors
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

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.

1003498-1

Matter No.: 044665-TX

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.

By:  Substitute Trustee
PETE FLOREZ OR ALIAN JOHNSTON OR SHERYL
LAMONT OR HARRIETT FLETCHER OR DAVID SIMS OR
ROBERT LAMONT OR PAUL A. HOEFKER OR ROBERT L.
NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

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: March 19, 2012

Amount: \$154,500.00

Grantor(s): BARBARA J. OLIVARES and RICK OLIVARES

Amount 2.00

Receipt Number - 593017

By:

Teresa Ramirez

Original Mortgagee: GENWORTH FINANCIAL HOME EQUITY ACCESS, INC.

Current Mortgagee: REVERSE MORTGAGE SOLUTIONS, INC.

Mortgagee Address: REVERSE MORTGAGE SOLUTIONS, INC., 14405 WALTERS ROAD, SUITE 200, HOUSTON, TX 77014

Recording Information: Document No. 2012-1115465

Legal Description: LOT TWO (2), BLOCK "G", LA BRISA, PHASE 1, A SUBDIVISION IN THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 439, PAGE 1, DEED RECORDS OF BRAZOS COUNTY, TEXAS

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on August 17, 2016 under Cause No. 16-000891-CV-361 in the 361st Judicial District Court of BRAZOS County, Texas

Date of Sale: November 1, 2016 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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

PETE FLOREZ OR 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 SERVICES

KBS

KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2015-009585

Pete Florez

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

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: June 19, 2007

Grantor(s): James Russell Hatton and wife Mollie Irene Hatton

Original Trustee: Mark A. Crawford

Original Mortgagee: Guaranty Bank

Recording Information: Vol. 8175, Page 217, or Clerk's File No. 00973005, in the Official Public Records of BRAZOS County, Texas.

Current Mortgagee: Compass Bank

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

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

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

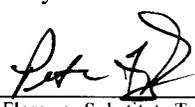
Legal Description:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING THE SOUTH SEVENTY-THREE (73) FEET OF LOT FIVE (5), BLOCK FOUR (4), NORTH MANOR, FIRST INSTALLMENT, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 204, PAGE 429, DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED BY JOHNNY S. RIZZO ET UX TO ODIS HAMPTON PATTERSON III BY DEED DATED OCTOBER 21, 1975 RECORDED IN VOLUME 344, PAGE 471. DEED 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
1320 Greenway Drive, Suite 300
Irving, TX 75038



4594950

Filed for Record in
BRAZOS COUNTY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

On: Sep 26, 2016 at 03:05:59

DEED OF TRUST INFORMATION:

Date: Grantor(s): Original Mortgagee: Original Principal: Recording Information: Property County: Property: Reported Address:	<p>04/21/2006 AUNDRA FORD ARGENT MORTGAGE COMPANY, LLC \$84,900.00 Book 7274 Page 173 Instrument 00923881 Brazos LOT FORTY-FOUR (44), BLOCK "C", SHADOWOOD SUBDIVISION PHASE 1, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 575, PAGE 279 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS 1001 SHADOWOOD DR., BRYAN, TX 77803</p>	<p>As a <u>Posting Real Estate Notice</u></p> <p>Account 2.00 Receipt Number - 585441 By: Kim Green</p>
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MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Mortgage Servicer: Current Beneficiary: Mortgage Servicer Address:	<p>Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-M1 Ocwen Loan Servicing, LLC Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-M1 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409</p>
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SALE INFORMATION:

Date of Sale: Time of Sale: Place of Sale: Substitute Trustee(s): Substitute Trustee Address:	<p>Tuesday, the 1st day of November, 2016 11:00AM or within three hours thereafter. 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. Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act 14841 Dallas Parkway, Suite 425, Dallas, TX 75254</p>
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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 [SUBSTITUTE] TRUSTEE'S SALE On: Sep 28, 2016 at 01:31F

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

Posting Fee: Estate Notice
2.00

Receipt Number - 585421
By:
Lauren Reistino

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

Date: November 01, 2016

Time: The sale will begin at 10:00AM or not later than three hours after that time.

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 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.

Filed for Record in:
BRAZOS COUNTY

On: Sep 26, 2016 at 01:31P

As a
Posting Real Estate Notic

Amount 2.00

Receipt Number - 585421
By,
Lauren Reistino



NOS0000006083281

On: Sep 24/2016 at 09:07P

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 THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOT FIFTEEN (15), THE GLADE, SECTION ELEVEN, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 590, PAGE 267 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/01/1992 and recorded in Book 1462 Page 331 Document 486584 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: 11/01/2016
- Time: 11:00 AM
- 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.

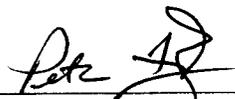
5. Obligations Secured. The Deed of Trust executed by DAVID R. HOVORK AND AMY HOVORAK, provides that it secures the payment of the indebtedness in the original principal amount of \$63,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Ditech Financial, LLC f/k/a Green Tree Servicing, LLC is the current mortgagee of the note and deed of trust and DITECH FINANCIAL LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Ditech Financial, LLC f/k/a Green Tree Servicing, LLC c/o DITECH FINANCIAL LLC, 3000 Bayport Drive, Suite 880, Tampa, FL 33607 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, SHARON ST. PIERRE OR ALLAN JOHNSTON, 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
✓ L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, 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, SHARON ST. PIERRE OR ALLAN JOHNSTON
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am Pete Florez whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on 9-26-16 I filed this Notice of Foreclosure Sale at the office of the Brazos County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.

On: Sep 26, 2016 at 02:07P

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: LOT SIX (6), BLOCK ONE (1), SIERRA RIDGE ESTATES PHASE ONE, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9134, PAGE 125 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/30/2010 and recorded in Book 9611 Page 169 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: 11/01/2016

Time: 11:00 AM

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 CHAD WHISENANT AND AMANDA WHISENANT, provides that it secures the payment of the indebtedness in the original principal amount of \$137,365.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and BANK OF AMERICA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o BANK OF AMERICA, N.A., 4500 PARK GRANADA, CALABASAS, CA 91302 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. 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, SHARON ST. PIERRE OR ALLAN JOHNSTON, 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
✓ L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, 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, SHARON
ST. PIERRE OR ALLAN JOHNSTON
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am Pete Florez whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on 9/26/16 I filed this Notice of Foreclosure Sale at the office of the Brazos County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Record in
Brazos County
on Oct 10, 2016 at 08:17

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

As a
Certificate Holder
Amount 2.00
Receipt Number - 555510
Pay
Certificate Number

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 1st day of November, 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.



As a
Posting Real Estate Notice

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

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

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of November, 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): Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiars, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, 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 Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiars, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, 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. Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiars, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, 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.

