

**SUBSTITUTE TRUSTEE'S NOTICE OF SALE**

Def Nov 14/2016 at 09:19A

**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

Amount: 2.00

Received From:

By:

Debbie Baker

**Note:** Sale Contract  
Date: June 27, 2009  
Original Creditor: Walter Mortgage Company, LLC  
Debtor: Carilyn Idlebird and Niketta Idlebird  
Current Holder: U. S. Bank, N.A., as trustee for Mid-State Trust VIII by Ditech Financial LLC, as servicer with delegated authority

**Purchase Money Deed of Trust:**

Date: June 27, 2009  
Grantor: Carilyn Idlebird and Niketta Idlebird  
Trustee: Joseph H. Kelly  
Recording Information: Volume 9233 at pages 82 et seq. recorded in the Official Records of Brazos County, Texas  
Property: All that property (and improvements thereon) covered by and described in the above Purchase Money Deed of Trust (attached hereto for convenience is an **Exhibit "A"** intended to be a copy of the property description contained in or attached to the aforesaid Purchase Money Deed of Trust).  
Current Beneficiary: U. S. Bank, N.A., as trustee for Mid-State Trust VIII by Ditech Financial LLC, as servicer with delegated authority

**County:** Brazos, Texas

**Date of Sale (first Tuesday of month):** December 6, 2016

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

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

**Substitute Trustee:** Current Beneficiary has appointed Kenneth M. Culbreth, Jr. and others (identified in **Exhibit "B"** attached hereto) as Substitute Trustee, each to act individually (the "Substitute Trustee") under the Purchase Money Deed of Trust and has instructed Substitute Trustee to offer the above-described Property for sale toward satisfaction of the Sale Contract, as a result of the default thereunder.

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

Filed for Record in:  
BRAZOS COUNTY

On: Oct 10, 2016 at 03:29P

**DEED OF TRUST INFORMATION:**

**Date:** 02/16/2005

**Grantor(s):** JAMES E COLFORD AND HEATHER M COLFORD, HUSBAND AND WIFE

**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE  
FOR PLAINSCAPITAL MCAFFEE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

**Original Principal:** \$45,103.00

**Recording Information:** Book 6524 Page 175 Instrument 00882604

**Property County:** Brazos

**Property:** LOT FIVE (5), BLOCK TWO (2), DEER TRAIL, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 628, PAGE 657 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

**Reported Address:** 1425 DEER TRAIL COURT, BRYAN, TX 77807

Amount 2.00

Receipt Number - 584520

By: Cynthia Rincon

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Wells Fargo Bank, NA

**Mortgage Servicer:** Wells Fargo Bank, N. A.

**Current Beneficiary:** Wells Fargo Bank, NA

**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of December, 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 risk" and no representation is made concerning the quality or nature of title to be acquired.

0000006227920



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.

Filed for Record in:  
BRAZOS COUNTY

On: Nov 14, 2016 at 08:52A

As a  
Postings Real Estate Notice

Amount 2.00

Receipt Number - 593391

By:  
Debbie Baker

**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.**

Filed for Record in:  
BRAZOS COUNTY  
on Nov 14, 2016 at 08:50A

As a  
Posting Real Estate Notice

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

**Date:** December 06, 2016

Amount 2.00

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

Receipt Number - 588891

**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.

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

For:

AARTI PATEL, MARYNA 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

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.

00000006223861

BRAZOS

EXHIBIT "A"

LOT 12, BLOCK 4, MEADOWCREEK SUBDIVISION, PHASE 1, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 7138, PAGE 121 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

Filed for Record in:  
BRAZOS COUNTY

On: Nov 14, 2016 at 08:52A

As a  
Posting Real Estate Notice

Amount 2.00

Receipt Number - 588891

By:  
Debbie Baker

On: Nov 14, 2016 at 09:52A

15222 FAIRCREST DR  
COLLEGE STATION, TX 77845

0000006223861

As a  
Posting Real Estate Notice

**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.**

Amount 2.00  
533991  
By  
Debbie Baker

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

**Date:** December 06, 2016

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 15, 2007 and recorded in Document VOLUME 8189, PAGE 94 real property records of BRAZOS County, Texas, with CARL L MOON JR AND HOLLY D MOON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CARL L MOON JR AND HOLLY D MOON, securing the payment of the indebtednesses in the original principal amount of \$123,345.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD SUITE 200  
WESTLAKE VILLAGE, CA 91361



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: \_\_\_\_\_

BRAZOS

00000006392500



LOT THIRTY-ONE (31), BLOCK THREE (3), RAINTREE, SECTION FOUR, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 484 PAGE 781, DEED RECORDS OF BRAZOS COUNTY

Filed for Record in:  
BRAZOS COUNTY

On: Nov 14, 2016 at 08:52A

As a  
Posting Real Estate Notice

Amount 2.00

Receipt Number - 588891  
By  
Debbie Baker

On: Nov 14, 2016 at 09:52A

00000006392500

8101 BUNKER HILL COURT  
COLLEGE STATION, TX 77845

As a  
Posting Real Estate Notice

**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.**

Amount: 2.00  
589891  
By:  
Debbie Baker

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

Date: December 06, 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 July 12, 2012 and recorded in Document VOLUME 10783, PAGE 95 real property records of BRAZOS County, Texas, with REBECCA L HANNATH AND TODD HANNATH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by REBECCA L HANNATH AND TODD HANNATH, securing the payment of the indebtednesses in the original principal amount of \$160,817.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

 For:

AARTI PATEL, MARTINA 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

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: \_\_\_\_\_

**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: Oct 27, 2016 at 03:40P

**NOTICE OF SUBSTITUTE TRUSTEE SALE** As a  
Posting Real Estate Notice

**Deed of Trust Date:**  
12/21/2007

**Grantor(s)/Mortgagor(s):**  
DANE M. GRAY, A MARRIED MAN 2.00

**Original Beneficiary/Mortgagee:**  
THE GUY COMPANY

**Current Beneficiary/Mortgagee:** Receipt Number - 587852  
JPMorgan Chase Bank, National Association  
By  
Debbie Baker

**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.

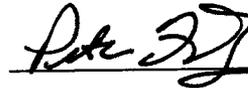
**Date of Sale:** 12/6/2016

**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.



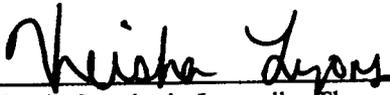
Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown  
or Cole D. Patton  
or Catherine Allen-Rea  
McCARTHY HOLTHUS - TEXAS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**Notice of [Substitute] Trustee Sale**

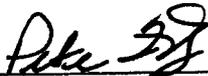
**9. Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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**

Date: October 20, 2016



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



Allan Johnston, Sharon St.Pierre, Robert Lamont, Sheryl Lamont, David Sims, Harriett Fletcher, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Evan Press, Kristopher Holub, Patrick Zwiars, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Chance Oliver, Max Murphy or Bret Allen, – Substitute Trustee(s)

C/O Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd NE; Bldg 400, Suite 200  
Atlanta, GA 30328  
Telephone: 855-427-2204  
Fax: 866-960-8298

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

## Notice of [Substitute] Trustee Sale

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

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

**ALL OF LOT NUMBER EIGHT (8), BLOCK "C", MUNNERLYN VILLAGE, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 123, PAGE 437, DEED RECORDS OF BRAZOS COUNTY, TEXAS.**

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

**C/O Ocwen Loan Servicing, LLC  
1661 Worthington Rd., Suite 100  
West Palm Beach, FL 33409  
Phone: 1-800-746-2936**

### Notice of [Substitute] Trustee Sale

As a  
Posting Real Estate Notice

Receipt Number - 587516

**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: 12/06/2016**

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

**Place: The Atrium of the 1st Floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 217 Lynn Drive, Bryan, TX 77801-3322

**2. Terms of Sale: Cash**

**3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/26/2001 and recorded 07/27/2001 in Document 0750217, Book 04248 Page 00190, real property records of Brazos County Texas, with Ronald D. Selvage and Kimberly A. Selvage, husband and wife grantor(s) and Homecomings Financial Network Inc., as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by Ronald D. Selvage and Kimberly A. Selvage, husband and wife securing the payment of the indebtedness in the original principal amount of \$ 73,100.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **Deutsche Bank Trust Company Americas formerly known as Bankers Trust Company, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2001-KS3** is the current mortgagee of the note and the deed of trust or contract lien.

Filed for Record in:  
BRAZOS COUNTY

On: Oct 13, 2016 at 02:46P

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 - 586805  
By:  
Lauren Reistino

**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:** December 6, 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 MORTGAGEE'S SERVICE**

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

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

Our File Number: 15-17106  
Name: THOMAS L MARSHALL, AN UNMARRIED PERSON

Filed for Record in:  
BRAZOS COUNTY

On: Sep 12, 2016 at 03:22P

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on November 1, 2007, THOMAS L. MARSHALL, AN UNMARRIED PERSON, executed a Deed of Trust/Security Instrument conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR CITY BANK MORTGAGE, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00981481, in Book 8322, at Page 162, 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, DECEMBER 6, 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:

LOT FOUR (4), BLOCK THREE (3), WIXON OAKS SUBDIVISION, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3767, PAGE 291 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 8266 WIXON OAKS DRIVE  
BRYAN, TX 77808

Mortgage Servicer: BANK OF OKLAHOMA

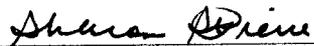
Noteholder: BOKF, N.A., A NATIONAL BANKING ASSOCIATION D/B/A BANK OF OKLAHOMA, A SUCCESSOR IN INTEREST BY MERGER TO BANK OF TEXAS, N.A.  
7060 SOUTH YALE AVENUE, #200  
TULSA, OK 74136

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 12<sup>th</sup> day of September, 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 Zwiers, Vince Ross, Jack Burns II, Kristopher Holub, Pete Florez, Allan Johnston, Substitute Trustees

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

Our File Number: 14-17476

Name: JOHN JAY WINGFIELD, JR., A SINGLE PERSON

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on April 19, 2007, JOHN JAY WINGFIELD, JR., A SINGLE PERSON, executed a Deed of Trust/Security Instrument conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR TRINITY HOME LOANS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00960257, in Book 7925, at Page 53, 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, DECEMBER 6, 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 OF LOT R-TWO (R2), BLOCK "B", ROCKWOOD PARK ESTATES, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN VOLUME 7734, PAGE 42 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 219 N HARVEY MITCHELL PKWY  
BRYAN, TX 77807

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 14<sup>th</sup> day of November, 2016.  
**FILED FOR RECORD**  
DATE 11-15-16  
AT 2:20 O'CLOCK P M  
KAREN MCQUEEN  
BRAZOS COUNTY CLERK  
By [Signature]

Sharon St. Pierre, Robert LaMont, David Sims, Sheryl LaMont, Patricia Sanders, Frederick Britton, Doug Woodard, Julian Perrine, Aarti Patel, Patrick Zwiars, Jack Burns II, Kristie Alvarez, Kristopher Holub, Pete Florez, Maryna Danielian, Allan Johnston, Dan Hart, Substitute Trustees

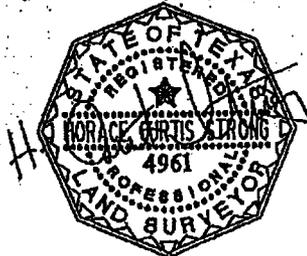
Marinosci & Law Group  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

EXHIBIT "A"

PARTIAL RELEASE OF LIEN  
STATE BANK TO BRIAN W. BRUMMIT et ux.

All that certain lot, tract or parcel of land being 0.028 of one acre situated in the MORGAN RECTOR LEAGUE, Abstract No. 46, Brazos County, Texas, and being a part of Lot 1, Block 1, T.J. Addition, a subdivision recorded in Volume 648, Page 265 in the City of College Station, and being the same tract as described in deed from Bobby R. Lee and Penny M. Lee to Brian W. Brummit and Judy L. Brummit of record in Volume 6784, Page 216, Official Records of Brazos County, Texas, said 0.028 of one acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod with Cap set in the east line of said Lot 1, Block 1, T.J. Addition for the most southerly corner, said corner being located in a west line of Lot 1, Block 1, C.S.L. of Texas, Inc. Addition as recorded in Volume 2945, Page 87, a 1/2" Iron Rod found for the southeast corner of said Lot 1, Block 1, T.J. Addition bears S 2° 29' 18" W a distance of 80.74 feet; THENCE N 61° 51' 47" W, a distance of 51.78 feet to a 1/2" Iron Rod with Cap set in the northwest line of said Lot 1, Block 1, T.J. Addition for the most westerly corner, said corner being located in a southeast line of said Lot 1, Block 1, C.S.L. of Texas, Inc. Addition, an "X" in Concrete found for the northwest corner of said Lot 1, Block 1, T.J. Addition bears S 60° 33' 40" W a distance of 211.32 feet; THENCE N 60° 33' 40" E, along the northwest line of said Lot 1, Block 1, T.J. Addition and a southeast line of said Lot 1, Block 1, C.S.L. of Texas, Inc. Addition a distance of 55.00 feet to a 1/2" Iron Rod found for the most northerly corner, said corner being the northeast corner of said Lot 1, Block 1, T.J. Addition and also being an interior corner of said Lot 1, Block 1, C.S.L. of Texas, Inc. Addition; THENCE S 2° 29' 18" W, along the east line of said Lot 1, Block 1, T.J. Addition and a west line of said Lot 1, Block 1, C.S.L. of Texas, Inc. Addition a distance of 51.50 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 1,202 square feet or 0.028 OF ONE ACRE OF LAND MORE OR LESS, according to a survey performed during November, 2005, under the supervision of H. Curtis Strong, Registered Professional land surveyor No. 4961. For north orientation and other information, see accompanying Replat.



**STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated this 16<sup>th</sup> day of November, 2016.

*L. David Smith Substitute Trustee*

---

L. David Smith, Substitute Trustee  
Chernosky, Smith, Ressler & Smith, PLLC  
4646 Wild Indigo, Suite 110  
Houston, Texas 77027  
Telephone: (713) 800-8604  
Facsimile: (713) 622-1026  
Email: smith@csrlaw.com

the first floor of the Brazos County Administration Building located at 200 South Texas Avenue, Bryan, Texas, which designated area is more particularly described in the Brazos County Commissioner's Court Minutes recorded in the Official Real Property Records of Brazos County, Texas, or any other area which has been designated by the Brazos County Commissioner's Court as the area for foreclosures to take place. 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 any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

- (a) Lot One (1), Block One (1), T.J. Addition, City of College Station, according to plat thereof recorded in Volume 648, Page 265 of the Official Records of Brazos County, Texas; **SAVE AND EXCEPT** that portion thereof more particularly described in the Partial Release of Lien dated February 8, 2006, which portion is additionally described in **Exhibit "A"** attached hereto.
- (b) together with all buildings and other improvements thereon, and all furniture, fixtures, and other personal property, installed or used on the above-described property or the improvements thereon.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

**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**

On Nov 14, 2016 at 12:49P

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

As a  
Posting Real Estate Notice

THE STATE OF TEXAS  
COUNTY OF BRAZOS

§  
§  
§

**KNOW ALL MEN BY THESE PRESENTS:**

Receipt Number - 588937  
By:  
Amber Noehlman

**WHEREAS**, on July 11, 2005, **Brian W. Brummit and Judy L. Brummit, ("Grantor")** executed and delivered a Deed of Trust (the "Deed of Trust") **conveying to Mark Peterson, as Trustee**, the hereinbelow described property to secure **Prosperity Bank, the successor by merger with State Bank**, in the payment of an indebtedness (the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's Document No. 00896894, Book OR, Volume 6784, Page 219, et. seq., in the Official Public Records of Real Property of Brazos County, Texas, to which reference is hereby made for all purposes; and

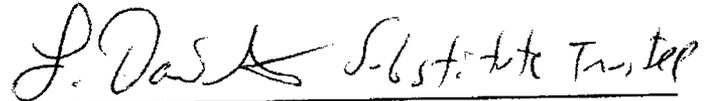
**WHEREAS**, default has occurred and the Note is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

**WHEREAS**, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David Smith** as Substitute Trustee to enforce the Trust.

**NOW, THEREFORE**, pursuant to the authority conferred upon me by the Deed of Trust, I hereby give notice that I will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, December 6, 2016**. The earliest time at which the sale will occur shall be at **11:00 o'clock A.M.** and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being the Atrium on

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

Dated this 10<sup>th</sup> day of November, 2016.



L. David Smith, Substitute Trustee  
Chernosky, Smith, Ressler & Smith, PLLC  
4646 Wild Indigo, Suite 110  
Houston, Texas 77027  
Telephone: (713) 800-8604  
Facsimile: (713) 622-1026  
Email: smith@csrslaw.com

- (b) all rights, titles, interests, estates, reversions and remainders now owned by Grantor in and to the Land; (c) all improvements situated on the Land; (d) all rights, titles and interests now owned in and to all easements, streets and rights-of-way of every kind and nature next to or adjoining the Land and all public or private utility connections thereto and all appurtenances, servitudes, rights, ways, privileges and prescriptions thereto; (e) all right, title and interest of Grantor in and to any and all Wastewater Capacity Reservations of any kind or character covering the Land or improvements, issued or which may be issued by any governmental agencies having jurisdiction thereof, and all other rights relating to sewage treatment capacity, water capacity and utilities serving the Land or improvements (said rights described in this subparagraph (e) being collectively sometimes called "Utilities Rights") permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Land or the improvements; (f) all rights and interests of Grantor now owned in and to all (1) contracts, subcontracts and plans and specifications relating to the improvements; (2) all permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Land and the improvements; and (3) all proceeds arising prior to the date of foreclosure from the taking of all or any part of the Land or any rights appurtenant thereto, including change of grade of streets, curb cuts or other rights of access, for any public or quasi-public use under any law, or by right of eminent domain, or by private or other purchase in lieu thereof; (g) any and all rights, royalties, rents, revenues, benefits, leases, contracts, accounts, general intangibles, money, instruments, insurance proceeds, documents, tenements, hereditaments and appurtenances now owned or hereafter acquired up to the date of foreclosure by Grantor and appertaining to, generated from, arising out of or belonging to any of the foregoing.
- (c) together with all buildings and other improvements thereon, and all fixtures, equipment, inventory, and personal property, installed or used on the above-described property or the improvements thereon.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

the first floor of the Brazos County Administration Building located at 200 South Texas Avenue, Bryan, Texas, which designated area is more particularly described in the Brazos County Commissioner's Court Minutes recorded in the Official Real Property Records of Brazos County, Texas, or any other area which has been designated by the Brazos County Commissioner's Court as the area for foreclosures to take place. 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 any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

- (a) Being all those certain lots, tracts or parcels of land lying and being situated in Bryan, Brazos County, Texas, and being part of Lot One (1) and all of Lot Two (2), Block One Hundred Twenty One (121), of the ORIGINAL TOWNSITE, according to plat recorded in Volume "H", page 721, Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at a point on the common wall of two buildings, same being N 08° 30' 00" E - 38.00 feet from the southeast corner of said Lot 1, Block 121; also being in the west right of way line of North Bryan Street;

THENCE N 81° 30' 00" W - 115.00 feet along said common wall to a building corner for corner; same being in the east line of a 20.00 foot alley;

THENCE N 8° 30' 00" E - 61.30 feet to a party wall for corner; said party wall established as the property line by a party wall agreement recorded in Volume 130, Page 507;

THENCE S 80° 51' 08" E - 115.01 feet along said party wall to a point for corner on said North Bryan Street line;

THENCE S 8° 30' 00" W - 60.00 feet along North Bryan Street line to the PLACE OF BEGINNING and containing 0.16 acres of land, more or less.

On: Nov 14, 2016 at 1:19 PM

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

As a  
Posting Real Estate Notice

THE STATE OF TEXAS

§  
§  
§

**KNOW ALL MEN BY THESE PRESENTS:**

COUNTY OF BRAZOS

Amount: \$2,000  
Receipt Number - 582937  
By:  
Amber Boehlman

WHEREAS, on October 19, 2011, **Downtown M&M Properties, LLC f/k/a GK Group, LLC d/b/a M&M Real Estate** ("Grantor"), executed and delivered a Deed of Trust, Security Agreement and Assignment of Rental (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the hereinbelow described property to secure **Prosperity Bank** in the payment of an indebtedness (the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's Document No. 01103958, Book OR, Volume 10383, Page 36, et. seq., in the Official Public Records of Real Property of Brazos County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David Smith** as Substitute Trustee to enforce the Trust.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I hereby give notice that I will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, December 6, 2016**. The earliest time at which the sale will occur shall be at **11:00 o'clock A.M.** and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being the Atrium on

# NOTICE OF TRUSTEE'S SALE

On: Nov 14, 2016 at 12:35P

**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 & Stawiariski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

RECEIVED NUMBER 580770  
By:  
Amber Moehlman

**Date of Security Instrument:** May 07, 2007

**Grantor(s):** Roderick McClenton, a married man and Miki McClenton, a married woman, joint tenants

**Original Trustee:** Daniel Herndon

**Original Mortgagee:** Home Federal Savings and Loan

**Recording Information:** Vol. 7962, Page 53, or Clerk's File No. 00962281, in the Official Public Records of BRAZOS County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

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

**Date of Sale:** 12/06/2016 **Earliest Time Sale Will Begin:** 11:00 AM

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

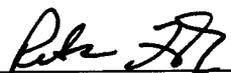
**If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.**

**Legal Description:**  
LOT FIVE (5), BLOCK ONE (1), SKYLARK SPRINGS PHASE 1, BRAZOS COUNTY, ACCORDING TO CORRECTED PLAT THEREOF RECORDED IN VOLUME 6684, PAGE 34 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

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

**For Information:**

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

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



4598968

**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.

**Exhibit "A"**

Being Lot Four (4), Block Four (4) of Candy Hill No. One (1) of Bryan, Brazos County, Texas. Recorded in Volume 2652, page 229 of the Deed Records of Brazos County, Texas.

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

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

**Dated:** November 10, 2016



---

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