

Our File Number: 18-12292

Name: STEVEN D TAYLOR AND BONNIE E TAYLOR, HUSBAND AND WIFE, BONNIE E. TAYLOR

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 30, 2011, STEVEN D. TAYLOR AND BONNIE E. TAYLOR, HUSBAND AND WIFE, BONNIE E. TAYLOR, executed a Deed of Trust/Security Instrument conveying to ROBERT FRAPPIER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR PHH MORTGAGE CORPORATION D/B/A CENTURY 21 MORTGAGE, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 01102767, in Book 10363, at Page 275, 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 **WEDNESDAY, JANUARY 2, 2019**, * between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803, 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 SIXTY-FIVE (65), BLOCK TWENTY-FIVE (25), PEBBLE CREEK PHASE 8-C, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4113, PAGE 164 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address: 707 KINGSMILL COURT
COLLEGE STATION, TX 77845
Mortgage Servicer: PHH MORTGAGE CORPORATION
Noteholder: PHH MORTGAGE CORPORATION
1 MORTGAGE WAY
MOUNT LAUREL, NJ 08054

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

ACTIVE MILITARY SERVICE NOTICE

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

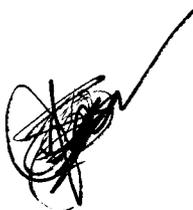
WITNESS MY HAND this 25TH day of October, 2018.

FILED

2018 OCT 25 PM 1:34

KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY, BRYAN, TEXAS
BY: *Sharon St. Pierre*

Sharon St. Pierre
(Sharon St. Pierre) Robert LaMont, David Sims,
Sheryl LaMont, Allan Johnston, Substitute
Trustees
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300



FILED

NOTICE OF FORECLOSURE SALE

2018 DEC -7 P 3:48

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 TWENTY-TWO (22), BLOCK TWO (2), SPRING MEADOWS SUBDIVISION, PHASE II, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5838, PAGE 177 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/01/2005 and recorded in Book 7007 Page 116 Document 00908725 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: 01/02/2019

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 JASON NEWMAN AND SHANNON NEWMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$201,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-73CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-73CB is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-73CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-73CB c/o SHELLPOINT MORTGAGE SERVICING, 2020 S. Dairy Ashford #200, Houston, TX 77077 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, ALLAN JOHNSTON, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD, EVAN PRESS, AMY BOWMAN, REVA ROUCHON-HARRIS, KATHLEEN ADKINS, IAN MOSER, KRISTOPHER HOLUB, KRISTIE ALVAREZ, KIM HINSHAW, STEPHANIE KOHLER, BENJAMIN GRIESINGER, CATRENA WARD OR JULIAN PERRINE, 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
✓ Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law

PETE FLOREZ, ALLAN JOHNSTON, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD, EVAN PRESS, AMY BOWMAN, REVA ROUCHON-HARRIS, KATHLEEN ADKINS, IAN MOSER, KRISTOPHER HOLUB, KRISTIE ALVAREZ, KIM

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/11/2013

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR CORNERSTONE HOME LENDING,
INC., ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: 11413
Page: 111
Instrument No: 01159604

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement
with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
DONA P HAMILTON AND JASON R HAMILTON
WIFE AND HUSBAND
Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Property County:
BRAZOS

Mortgage Servicer's Address:
1 Home Campus, MAC 2300
West Des Moines, IA 50321

Legal Description: LOT FORTY-FOUR (44), BLOCK TWENTY-EIGHT (28), SHENANDOAH PHASE 7-A,
CITY OF COLLEGE STATION ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4671, PAGE
157 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

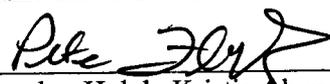
Date of Sale: 1/2/2019

Earliest Time Sale Will Begin: 11AM

Place of Sale of Property: Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX
77803 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 member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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



Kristopher Holub, Kristie Alvarez, Julian Perrine,
Evan Press, Amy Bowman, Reva Rouchon-Harris,
Kathleen Adkins, Ian Moser, Kim Hinshaw, Stephanie
Kohler, Benjamin Griesinger, Catrena Ward, Ronnie
Hubbard, Pete Florez, Zachary Florez, Orlando Rosas,
Bobby Brown
or E. "Ursula" B. Willie
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-17-44953-POS
Loan Type: FHA

FILED

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, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

1:31
CLERK
TEXAS
RECORDS

Date of Security Instrument: October 25, 2016

Grantor(s): Dustin J Gibson and Nikki M Gibson

Original Trustee: Robert Frappier, Trustee

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for PHH Mortgage Corporation, its successors and assigns

Recording Information: Vol. 13691, Page 180, or Clerk's File No. 2016-1280589, in the Official Public Records of BRAZOS County, Texas.

Current Mortgagee: Lakeview Loan Servicing, LLC

Mortgage Servicer: LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 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.

2-12
KENNEDY COUNTY CLERK
BRAZOS COUNTY, TEXAS
2016 NOV 13 1:31
D

Legal Description:
LOT EIGHT (8), BLOCK TWENTY-THREE (23), SHENANDOAH PHASE FOUR, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2807, PAGE 151 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: 01/02/2019 Earliest Time Sale Will Begin: 11:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Pete Florez as Substitute Trustee, David Sims as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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.

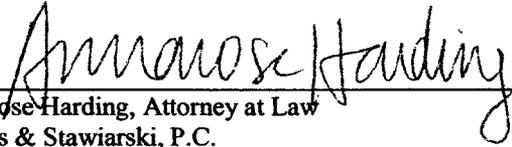


Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court,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

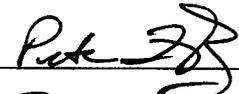
Executed on this the 12th day of November, 2018.

For Information:

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038


Annarose Harding, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:



Printed Name:



C&S No. 44-18-3316 / VA / No
LoanCare, LLC

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 02/22/2013
Grantor(s): DANIEL S DEAN, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR NTFN, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$176,739.00
Recording Information: Book 11179 Page 246 Instrument 01147192
Property County: Brazos
Property: LOT SEVENTEEN (17), BLOCK FIVE (5), REVISED SOUTHWOOD SECTION FIVE,
CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN
VOLUME 284, PAGE 516 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
Reported Address: 1811 LEONA DRIVE, COLLEGE STATION, TX 77840

FILED
NOV 15 P 1:15
KAREN McQUEEN COUNTY CLERK
BRAZOS COUNTY BRAZOS TEXAS

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, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Wednesday, the 2nd day of January, 2019
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): Kristopher Holub, Patrick Zwiars, Kristie Alvarez, Julian Perrine, Evan Press, Amy Bowman,
Renee Thomas, Reva Rouchon-Harris, Kathleen Adkins, Ian Moser, Ronnie Hubbard, Bob
Schubert, Leighton Schubert, Leigha Schubert, Michael Burns, Elizabeth Hayes, Sammy
Hooda, or Suzanne Suarez, 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 Kristopher Holub, Patrick Zwiars, Kristie Alvarez, Julian Perrine, Evan Press, Amy Bowman, Renee Thomas, Reva Rouchon-Harris, Kathleen Adkins, Ian Moser, Ronnie Hubbard, Bob Schubert, Leighton Schubert, Leigha Schubert, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, 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. Kristopher Holub, Patrick Zwiars, Kristie Alvarez, Julian Perrine, Evan Press, Amy Bowman, Renee Thomas, Reva Rouchon-Harris, Kathleen Adkins, Ian Moser, Ronnie Hubbard, Bob Schubert, Leighton Schubert, Leigha Schubert, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, 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.

NOTICE OF FORECLOSURE 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 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 FIVE (5), BLOCK ONE (1), SCARMARDO SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 426, PAGE 190, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/23/2012 and recorded in Document 0119396 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: 01/02/2019

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 MARLENE BAKER, provides that it secures the payment of the indebtedness in the original principal amount of \$117,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Finance of America Reverse, LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Finance of America Reverse, LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 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, RONNIE HUBBARD 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.


Mackle Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L Keller Mackie, Attorney at Law
Lon Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14100 North Dallas Parkway


PETE FLOREZ, SHERYL LAMONT, HARRIETT
FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON
ST. PIERRE, RONNIE HUBBARD OR ALLAN
JOHNSTON
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: January 02, 2019

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 November 21, 2008 and recorded in Document VOLUME 8900, PAGE 194; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO. 2012-1131023 & 2016-1256283 real property records of BRAZOS County, Texas, with RICARDO R MARTINEZ AND CHRISTINA A MARTINEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RICARDO R MARTINEZ AND CHRISTINA A MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$108,046.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077



KRISTOPHER HOLUB, KRISTIE ALVAREZ, JULIAN PERRINE, EVAN PRESS, AMY BOWMAN, REVA ROUCHON-HARRIS, KATHLEEN ADKINS, IAN MOSER, KIM HINSHAW, STEPHANIE KOHLER, BENJAMIN GRIESINGER, CATRENA WARD, RONNIE HUBBARD, BOB SCHUBERT, LEIGHTON SCHUBERT, OR LEIGHA SCHUBERT

Substitute Trustee

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

Certificate of Posting

My name is Bob Schubert and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 11/27/2018 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: Bob Schubert
Date: 11/27/2018

2018 NOV 27 11:00 AM
Brazos County Clerk
Karin M. Cook

0000007960461

BRAZOS



LOT FIVE (5), BLOCK THREE (3), AMENDING PLAT OF LOTS 4 AND 5, BLOCK 3, AND PARKLAND, ALLEN PARK SUBDIVISION PHASE TWO, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4311, PAGE 33 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
DATE 11-28-2018
AT _____ O'CLOCK _____ M
KAREN MCQUEEN
BRAZOS COUNTY CLERK
By *[Signature]*

THE STATE OF TEXAS §
COUNTY OF BRAZOS §

WHEREAS, pursuant to that one certain Deed of Trust, hereinafter referred to as the "DEED OF TRUST" SEPTEMBER 29, 2015, which was executed by VICKY VICKYE, hereinafter referred to as the "MORTGAGOR", said MORTGAGOR conveyed all of its right, title, and interest in and to that one certain real property hereinafter referred to as the "PROPERTY" which is situated in BRAZOS COUNTY, TEXAS, to J. FRED BAYLISS, as TRUSTEE, hereinafter referred to as the "TRUSTEE" and thereafter the aforesaid DEED OF TRUST was duly recorded under Volume 12974, Page 193, Official Public Records of BRAZOS COUNTY, TEXAS; said PROPERTY is described as follows:

(1143 BITTLE LANE, BRYAN, TEXAS 77803)

BEING LOT FOUR (4), BLOCK ONE (1), WESTPARK SUBDIVISION, PHASE 1, AN ADDITION TO THE CITY OF BRYAN, TEXAS, RECORDED IN VOLUME 424, PAGE 911, DEED RECORDS OF BRAZOS COUNTY, TEXAS

together with all improvements thereon and further includes all other property set forth in the aforesaid DEED OF TRUST, to secure the payment of (1) one certain Promissory Note dated SEPTEMBER 29, 2015, in the original principal amount of \$71,180.00, which was executed by MORTGAGOR and payable to the order of HOSSEIN EKLILI and ZAHRA EKLILI, "BENEFICIARY".

WHEREAS, the BENEFICIARY has directed the said TRUSTEE to enforce the power of sale under the DEED OF TRUST for the purpose of collecting the indebtedness secured thereunder after the giving of at least 21 consecutive days' notice and the recording of a Notice in the BRAZOS COUNTY CLERK'S OFFICE giving the time, place, and terms of said sale, and a description of the PROPERTY to be sold, pursuant to the DEED OF TRUST and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, J. FRED BAYLISS, TRUSTEE, hereby give notice that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of such sale by certified mail, return receipt requested, to debtor obligated to pay the Note and indebtedness secured by the aforesaid DEED OF TRUST, at the last known address of such debtor, according to the records of BENEFICIARY, as required by the aforesaid DEED OF TRUST and the laws of the State of Texas, sell the PROPERTY at public auction to the highest bidder or bidders for cash at the area in the BRAZOS COUNTY COURTHOUSE which has been designated by the Commissioner's Court for the conducting of trustee sales, in the CITY OF BRYAN, BRAZOS COUNTY, TEXAS, at a time no earlier than 10:00 o'clock a.m., but in no event will such sale occur beyond 4:00 o'clock

p.m., on the first Tuesday in **JANUARY, 2019**, the same being the **1ST** day of **JANUARY, 2019**.

EXECUTED in multiple originals on the 21st day of NOVEMBER, 2018.



J. FRED BAYLISS

FILED FOR RECORD
DATE 11-28-2018
AT _____ O'CLOCK _____ M.
KAREN MCQUEEN
BRAZOS COUNTY CLERK
By Debbie Baker

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
COUNTY OF BRAZOS §

WHEREAS, pursuant to that one certain Deed of Trust, hereinafter referred to as the "DEED OF TRUST" MARCH 10, 2017, which was executed by **MARJORIE F. KAEMMERLING**, hereinafter referred to as the "MORTGAGOR", said MORTGAGOR conveyed all of its right, title, and interest in and to that one certain real property hereinafter referred to as the "PROPERTY" which is situated in **BRAZOS COUNTY, TEXAS**, to **J. FRED BAYLISS**, as TRUSTEE, hereinafter referred to as the "TRUSTEE" and thereafter the aforesaid DEED OF TRUST was duly recorded under Document Number 1291408, Volume 13903, Page 276, Official Public Records of BRAZOS COUNTY, TEXAS; said PROPERTY is described as follows:

Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas and being Lot Eleven (11), Block Twenty-One (21), The Barracks II Subdivision, Phase 106, an Addition to the City of College Station, Texas, according to plat recorded in Volume 12314, Page 110, Official Records of Brazos County, Texas.

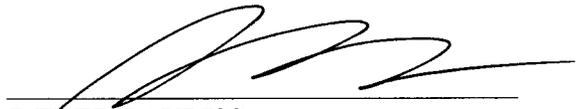
together with all improvements thereon and further includes all other property set forth in the aforesaid DEED OF TRUST, to secure the payment of (1) one certain Promissory Note dated MARCH 10, 2017, in the original principal amount of \$163,920.00, which was executed by MORTGAGOR and payable to the order of **MICHAEL MURPHY BEAL**, "BENEFICIARY", as modified by Modification and Extension Agreement under Instrument Number 1341391 of the Official Records of Brazos County, Texas.

WHEREAS, the BENEFICIARY has directed the said TRUSTEE to enforce the power of sale under the DEED OF TRUST for the purpose of collecting the indebtedness secured thereunder after the giving of at least 21 consecutive days' notice and the recording of a Notice in the **BRAZOS COUNTY CLERK'S OFFICE** giving the time, place, and terms of said sale, and a description of the PROPERTY to be sold, pursuant to the DEED OF TRUST and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, **J. FRED BAYLISS**, TRUSTEE, hereby give notice that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of such sale by certified mail, return receipt requested, to debtor obligated to pay the Note and indebtedness secured by the aforesaid DEED OF TRUST, at the last known address of such debtor, according to the records of BENEFICIARY, as required by the aforesaid DEED OF TRUST and the laws of the State of Texas, sell the PROPERTY at public auction to the highest bidder or bidders for cash at the area in the **BRAZOS COUNTY COURTHOUSE** which has been designated by the Commissioner's Court for the conducting of trustee sales, in the **CITY OF BRYAN, BRAZOS COUNTY,**

TEXAS, at a time no earlier than 10:00 o'clock a.m., but in no event will such sale occur beyond 4:00 o'clock p.m., on the first Tuesday in **JANUARY 2019**, the same being the 1st day of **JANUARY, 2019**.

EXECUTED in multiple originals on the 20th day of NOVEMBER, 2018.



J. FRED BAYLISS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BRAZOS County

Deed of Trust Dated: April 25, 2006

Amount: \$155,325.00

Grantor(s): LINDA TAPLETTE and MARK T TAPLETTE

Original Mortgagee: PLAINSCAPITAL MCAFEE MORTGAGE COMPANY

Current Mortgagee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-7

Mortgagee Servicer and Address: c/o NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, P.O. BOX 10826 , GREENVILLE, SC 29603-0826

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

Recording Information: Document No. 00924242

Legal Description: LOT NINETEEN-A (19-A), BLOCK ONE (1), BRIARCREST ESTATES SECTION ONE, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE AMENDING PLAT OF LOTS 18 & 19, BLOCK 1, RECORDED IN VOLUME 1438, PAGE 73, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: January 2, 2019 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.

KRISTOPHER HOLUB OR KRISTIE ALVAREZ, JULIAN PERRINE, EVAN PRESS, AMY BOWMAN, REVA ROUCHON-HARRIS, KATHLEEN ADKINS, IAN MOSER, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, KIM HINSHAW, STEPHANIE KOHLER, BENJAMIN GRIESINGER, CATRENA WARD OR RONNIE HUBBARD 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.**

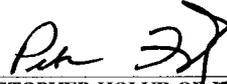
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

FILED
2018 NOV 29 P 12:42
MARIN M. OLIVER, COUNTY CLERK
BRAZOS COUNTY, TEXAS
Mr. Oliver



RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2017-004487



KRISTOPHER HOLUB OR KRISTIE ALVAREZ, JULIAN
PERRINE, EVAN PRESS, AMY BOWMAN, REVA ROUCHON-
HARRIS, KATHLEEN ADKINS, IAN MOSER, PETE FLOREZ,
ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN,
SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS,
ROBERT LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE,
KIM HINSHAW, STEPHANIE KOHLER, BENJAMIN
GRIESINGER, CATRENA WARD OR RONNIE HUBBARD
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

FILED

2018 NOV 29 5 19 PM M. Olun

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: 01/02/2019

Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Brazos County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/03/2010 and recorded in the real property records of Brazos County, TX and is recorded under Clerk's File/Instrument Number, 01054317 with LEONARD GREEN, JR. and CHEQUISTIA ANNETTA STEWARD (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LEONARD GREEN, JR. and CHEQUISTIA ANNETTA STEWARD, securing the payment of the indebtedness in the original amount of \$91,473.00, 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. LOT THREE (3), BLOCK ONE (1), LARA PLACE SUBDIVISION, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 8736, PAGE 163 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.



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 §51.002, 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:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Pete Florez

SUBSTITUTE TRUSTEE

Pete Florez, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Kristopher Holub, Kristie Alvarez, Julian Perrine, Evan Press, Amy Bowman, Reva Rouchon-Harris, Kathleen Adkins, Ian Moser, Kim Hinshaw, Stephanie Kohler, Benjamin Griesinger, Catrena Ward, Ronnie Hubbard whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Brazos

Before me, the undersigned authority, on this day personally appeared Pete Florez, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29 day of November, 2018.

Stoy Lynn Rawson

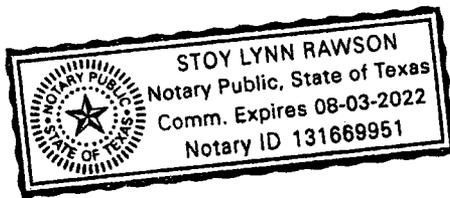
NOTARY PUBLIC in and for

Brazos COUNTY

My commission expires: 8-3-22

Print Name of Notary:

Stoy Lynn Rawson



CERTIFICATE OF POSTING

My name is Pete Florez, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 11-29-18 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: Pete Florez
Date: 11-29-18