



FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Oct 12, 2015 AT 12:30P
as Notice of Trustee Sale

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

By,

Total Fees : 8.00
Receipt Number - 133451
By: Melissa Munoz, Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, MARVIN P. BROOKS AND NANCY D. BROOKS, HUSBAND AND WIFE delivered that one certain Deed of Trust dated SEPTEMBER 15, 2006, which is recorded in VOLUME 1374, PAGE 734 of the real property records of FREESTONE County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$167,988.00 payable to the order of WESTSTAR MORTGAGE CORPORATION, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, NATIONWIDE ADVANTAGE MORTGAGE COMPANY, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, NOVEMBER 3, 2015, beginning at 10:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING CALLED TRACT 50 AND BEING 5.01 ACRES IN THE R. GAINOR SURVEY, A-12, FREESTONE COUNTY, TEXAS, AND IN THE RECORDED SUBDIVISION KNOW AS "MOODY LAND COMPANY" ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, ENVELOPE 123, PLAT RECORDS FREESTONE COUNTY, TEXAS, SAME BEING THE PROPERTY TRANSFERRED BY DEED TO BAZEL E. CROWE AND WIFE, CHARLOTTE E. CROWE IN DOCUMENT 0003804, DEED BOOK DR1086, PAGES 284 & 285.

The sale will occur at that area designated by the Commissioners Court of FREESTONE County, Texas, for such sales (OR AT FRONT STEPS AT SOUTH ENTRANCE OF COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of NATIONWIDE ADVANTAGE MORTGAGE COMPANY, the Mortgagee or Mortgage Servicer, is P.O. BOX 919000, DES MOINES, IOWA 50391. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3810 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: OCTOBER 12, 2015.


SUBSTITUTE TRUSTEE(S)

MICHAEL J. SCHROEDER OR LORI GARNER OR
SHARON ST. PIERRE OR ROBERT LAMONT

FILE NO.: AGM-1683
PROPERTY: 131 FM 1580
FAIRFIELD, TEXAS 75840

MARVIN P. BROOKS

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3810 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tel: (972) 394-3088
Fax: (972) 394-1283

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE FILED Oct 12, 2015 AT 12:16P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 133450
By, Melissa Munoz, Deputy

DEED OF TRUST INFORMATION:

Date: 09/14/2009
Grantor(s): RYAN CAMPBELL, A SINGLE PERSON
Original Mortgagee: CITIZENS NATIONAL BANK
Original Principal: \$100,000.00
Recording Information: Book 1495 Page 772 Instrument 00904797
Property County: Freestone
Property:

BEING 7.00 ACRES OF LAND, MORE OR LESS, SITUATED IN THE S.W. LAMAR SURVEY, A-396, FREESTONE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S.W. LAMAR SURVEY, A-396, FREESTONE COUNTY, TEXAS, BEING 7.00 ACRES OF LAND AND BEING ALL OF A 7.00 ACRE TRACT DESCRIBED IN A DEED FROM JERRY W. CARR, ET UX TO DONALD R. SHELBY AND WIFE SANDRA L. SHELBY, DATED MAY 17, 1984 AND RECORDED IN VOLUME 565, PAGE 774, DEED RECORDS FREESTONE COUNTY, TEXAS. SAID 7.00 ACRE TRACT DESCRIBED TO WIT.

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 7.00 ACRE TRACT, SAID POINT BEING THE NORTHWEST CORNER OF THE MICHAEL GRIFFITH, 10.12 ACRE TRACT, VOL. 662, PAGE 732, SAID POINT BEING 2.5 FEET NORTH 81 DEGREES 57 MINUTES 41 SECONDS EAST, FROM AN EXISTING FENCE CORNER POST, SAID POINT ALSO BEING IN THE EAST R.O.W. OF F.C.R. 933;

THENCE NORTH 14 DEGREES 37 MINUTES WEST, (BASIS OF BEARING, PER DEED, VOL. 665, PG. 774) 440.0 FEET ALONG SAID EAST R.O.W. TO A 1/2" IRON ROD FOUND AGAINST A 7" CORNER POST, SAID POINT BEING THE SOUTHWEST CORNER OF THE PENNY DENNIS, 8.0 ACRE TRACT, VOL. 678, PG. 530;

THENCE NORTH 83 DEGREES 32 MINUTES EAST, 769.61 FEET ALONG THE SOUTH FENCE OF THE DENNIS TRACT TO A 1/2" IRON ROD FOUND SOUTH 0.6 FEET FROM A 7" CORNER POST, SAID POINT BEING AN ELL CORNER OF CALVIN ZWERNENANN, 10.149 ACRE TRACT, VOL. 597, PG. 218;

THENCE SOUTH, 420.15 FEET ALONG THE WEST FENCE OF SAID 10.149 ACRE TRACT TO A 1/2" IRON ROD FOUND 0.6 FEET FROM A 4" CEDAR CORNER POST, SAID POINT BEING THE NORTHEAST CORNER OF THE GRIFFITH, 10.12 ACRE TRACT;

THENCE SOUTH 81 DEGREES 57 MINUTES 41 SECONDS WEST, 660.14 FEET ALONG THE NORTH FENCE OF THE GRIFFITH TRACT TO THE POINT OF BEGINNING, CONTAINING 7.00 ACRES OF LAND, MORE OR LESS.

Reported Address: 108 FCR 933, TEAGUE, TX 75860

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association
Mortgage Servicer: U.S. Bank National Association
Current Beneficiary: U.S. Bank National Association
Mortgage Servicer Address: 4801 Frederica Street, Owensboro, KY 42301

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of November, 2015

Time of Sale: 11:00AM or within three hours thereafter.

Place of Sale: AT THE FRONT STEPS AT THE SOUTH ENTRANCE OF THE COURTHOUSE in Freestone County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Freestone County Commissioner's Court.

Substitute Trustee(s): Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, 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 Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, 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. Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.

3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

Sharon Pierre, Substitute Justice

10-12-15

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Oct 12, 2015 AT 12:30P
as Notice of Trustee Sale
Total Fees : 8.00
Receipt Number - 133451
By: Melissa Munoz, Deputy

C&S No. 44-14-2202 / FHA / No
Cenlar FSB

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: October 24, 2013

Grantor(s): Aaron Phillips Burley and Shenita Burley, husband and wife

Original Trustee: Ruth W. Garner

Original Mortgagee: Mortgage Registration Systems Inc., solely as nominee for GMFS, LLC, its successors and assigns

Recording Information: Vol. 01618, Page 00825, or Clerk's File No. 01304188, in the Official Public Records of FREESTONE County, Texas.

Current Mortgagee: GMFS, LLC

Mortgage Servicer: Cenlar FSB, whose address is C/O Cenlar FSB 425 Phillips Blvd Ewing, NJ 08618 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 11/03/2015 **Earliest Time Sale Will Begin:** 10:00 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 Mortgagee, the Mortgagee or the Mortgagee's attorney.


Legal Description:

BEING LOT NUMBER SEVENTEEN (17) OF THE WILLOW CREEK FARMS SUBDIVISION, FREESTONE COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION FILED IN CABINET B, ENVELOPE 32, PLAT RECORDS OF FREESTONE COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the FREESTONE 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 Commissionera Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

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


Lori Garner as Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, or Mary M. Speidel as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305.
Irving, TX 75039



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STATE OF TEXAS

COUNTY OF

Limestone

Before me, the undersigned Notary Public, on this day personally appeared Levi Garner as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office this 12th day of Oct., 2015.

Kim Baldwin
Notary Public
Signature

