

HOME EQUITY POSTING

192 COUNTY ROAD 190
STREETMAN, TX 75859

20120134000272

NOTICE OF SUBSTITUTE TRUSTEE 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: July 07, 2015

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 21, 2006 and recorded in Document VOLUME 01379, PAGE 00482 real property records of FREESTONE County, Texas, with ROGER W. PILLANS AND LINDA PILLANS AND JOHN CODY SACULLA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROGER W. PILLANS AND LINDA PILLANS AND JOHN CODY SACULLA, securing the payment of the indebtednesses in the original principal amount of \$280,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-EQ1 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. AMERICA'S SERVICING COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AMERICA'S SERVICING COMPANY
3476 STATEVIEW BLVD
FORT MILL, SC 29715



BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY

Substitute Trustee

c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Jun 15, 2015 AT 08:40A
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 131638
By: Allison Bonner, Deputy



192 COUNTY ROAD 190
STREETMAN, TX 75859

20120134000272
Date of Sale: 07/07/2015

Certificate of Posting

My name is John McCarthy, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas. I declare under penalty of perjury that on 6-15-15 I filed at the office of the FREESTONE County Clerk and caused to be posted at the FREESTONE County courthouse this notice of sale.

John McCarthy
Declarants Name: John McCarthy
Date: 6-15-15

EXHIBIT A

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE D. BRATT SURVEY ABSTRACT 97, FREESTONE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 78.3 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 865, PAGE 239 OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

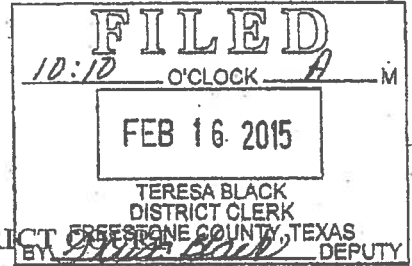
BEGINNING AT THE SOUTHWEST CORNER OF THIS TRACT N30 DEG 00' 00" W 661.8 FEET FROM THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 78.3 ACRE TRACT LOCATED IN THE CENTER LINE OF COUNTY ROAD NO.190; WITNESS: N65 DEG 11' 04" E 28.3 FEET, A FENCE CORNER POST.

THENCE WITH SAID CENTER LINE N30 DEG 00' 00" W 344.49 FEET TO THE NORTHWEST CORNER OF THIS TRACT; WITNESS: N60 DEG 28' 12" E 19.3 FEET, A SET 1/2" IRON ROD.

THENCE N60 DEG 28' 12" E 611.50 FEET TO A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S31 DEG 08' 04" E 396.74 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S65 DEG 11' 04" W 621.86 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.23 ACRES OF LAND. MORE OR LESS.



CAUSE NO. 12-336B

US BANK NATIONAL ASSOCIATION
AS TRUSTEE FOR STRUCTURED
ASSET SECURITIES CORPORATION
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-EQ1,
Plaintiff

IN THE DISTRICT

v.

LINDA JOYCE PILLANS, DANA RAE
KENNEDY, JERROD WAYNE
PILLANS, JOHN CODY SACULLA
AND THE UNKNOWN HEIRS AT
LAW OF ROGER WAYNE PILLANS,
Defendants

FREESTONE COUNTY, TEXAS

IN RE: 192 COUNTY ROAD 190,
STREETMAN, TEXAS 75859

87TH JUDICIAL DISTRICT

FINAL JUDGMENT AND STATEMENT OF EVIDENCE
WITH HOME EQUITY FORECLOSURE ORDER

On this date, the court heard from Plaintiff, US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-EQ1. The Court determined it had jurisdiction over the subject matter and the parties to this proceeding.

This suit concerns the real property and improvements ("Property") commonly known as 192 County Road 190, Streetman, Texas 75859, and more particularly described as:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE D. BRATT SURVEY ABSTRACT 97, FREESTONE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 78.3 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 865, PAGE 239 OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE S65 DEG 11' 04" W 621.86 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.23 ACRES OF LAND. MORE OR LESS.

Roger W. Pillans ("Decedent") obtained a home equity loan on the Property on or about October 21, 2006.

The loan servicing records for Decedent's loan show that it has been in default since November 1, 2011. The payoff on the loan as of March 21, 2013 was at least \$308,948.10. This sum does not include outstanding fees and costs, which continue to accrue.

On or about October 4, 2012, Plaintiff filed this lawsuit to foreclose its security interest against the real property, due to the material default in payment of the indebtedness secured by such property.

The Clerk of this Court issued citation for the Defendant(s) Linda Joyce Pillans, Dana Rae Kennedy, Jerrod Wane Pillans, John Cody Saculla, and the Unknown Heirs at Law of Roger Wayne Pillans.

Linda Joyce Pillans was personally served with citation and filed an answer herein. Dana Rae Kennedy was personally served with citation and filed an answer herein. Jerrod Wayne

Pillans was personally served with citation and filed an answer herein. John Cody Saculla filed an answer herein. The Unknown Heirs at Law of Roger Wayne Pillans filed an answer herein.

After considering the pleadings, the evidence on file, the court has determined that a Final Judgment should be GRANTED, therefore:

IT IS THEREFORE ORDERED that all of Roger Wayne Pillans ("Decedent") heirs-at-law have been made Defendants to this suit and are vested with all of Decedent's right, title and interest in the real property and improvements ("Property") commonly known as 192 CR 190, Streetman, Texas 75859, and legally described as:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE D. BRATT SURVEY ABSTRACT 97, FREESTONE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 78.3 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 865, PAGE 239 OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS: SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE S65 DEG 11' 04" W 621.86 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.23 ACRES OF LAND. MORE OR LESS.

ORDERED, ADJUDGED AND DECREED that a Final Judgment be rendered against

Defendants Linda Joyce Pillans, Dana Rae Kennedy, Jerrod Wayne Pillans, John Cody Saculla, and the Unknown Heirs at Law of Roger Wayne Pillans in the above-entitled litigation is incorporated herein by referenced for all pertinent purposes and made final by such specific reference;

ORDERED, ADJUDGED AND DECREED that Defendants Linda Joyce Pillans, Dana Rae Kennedy, and Jerrod Wayne Pillans, were personally served with citation.

ORDERED, ADJUDGED AND DECREED that Defendants Linda Joyce Pillans, Dana Rae Kennedy, Jerrod Wayne Pillans, John Cody Saculla, and the Unknown Heirs at Law of Roger Wayne Pillans filed an Answer herein.

IT IS FURTHER ORDERED that Plaintiff, its successors and assigns, is hereby vested and quieted with all right, title, interest and possession in and of the Property,

IT IS FURTHER ORDERED that Plaintiff is entitled to an order to proceed with foreclosure of the secured Property in accordance with TEX. CONST. art. XVI, § 50a(6)(D), and pursuant to TEX. R. CIV. P. 735(3), 736;

IT IS FURTHER ORDERED that Plaintiff may proceed with foreclosure of the secured Property according to the terms of the security instrument, TEX. PROP. CODE §51.002, and applicable law in accordance with Rule 736(5);

IT IS FURTHER ORDERED that a copy of this Order shall be sent to Defendants with the notice of the date, time, and place of the foreclosure sale;

IT IS FURTHER ORDERED that these proceedings have given the Defendants proper notice of the Plaintiff's demand to cure default, notice of intent to accelerate and acceleration, as well as federal and Texas Fair Debt Collection Practices notices, that in the event of a public sale by Plaintiff in accordance with the provisions of TEX. PROP. CODE §51.002, the only notice to be

given the Defendants shall be the notice of public sale posted in accordance with TEX. PROP. CODE §51.002(b)(1) and (2);

IT IS FURTHER ORDERED that Plaintiff file a certified copy of this Order in the real property records of the county where the Property is located within ten (10) business days after the entry of this Order, however, failure to timely record this Order shall not affect the validity of the foreclosure and defeat the presumption of TEX. CONST. art. XVI, § 50(i).

IT IS FURTHER ORDERED that Plaintiff is allowed such writs and process as may be necessary in the enforcement and collection of this judgment.

IT IS FURTHER ORDERED that this Final Judgment shall also serve as a Statement of the Evidence as required by Rule 244 Texas Rules of Civil Procedure.

IT IS FURTHER ORDERED that costs of court be taxed against the party by whom incurred.

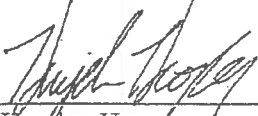
All relief not expressly granted is DENIED. This Judgment finally disposes of all parties and all claims and is appealable.

SIGNED this 13 day of July, 2015.


JUDGE PRESIDING

ORDER SUBMITTED BY:

BARRETT DAFFIN FRAPPIER
TURNER & ENGEL, LLP



By: Hayden Hooper
State Bar No. 24066517
15000 Surveyor Blvd., Suite 100
Addison, Texas 75001
972-341-5347 (Phone)
972-341-0734 (Fax)
ATTORNEY FOR PLAINTIFF

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/16/2008
Grantor(s): FRANCES F BARLOW, A SINGLE PERSON
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$147,000.00
Recording Information: Book 01455 Page 00463 Instrument 00804877
Property County: Freestone
Property:

BEING 4.99 ACRES OF LAND SITUATED IN THE I. CARADINE SURVEY, ABSTRACT NO. 116, FREESTONE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 5.004 ACRE TRACT DESCRIBED IN A DEED FROM FREESTONE ENTERPRIZES, INC. TO KENNETH R. BARLOW ET UX, DATED NOVEMBER 29, 1982, AND RECORDED IN VOLUME 627, PAGE 326, OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS, SAID 4.99 ACRE TRACT TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (FOUND) AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED 5.004 ACRE TRACT, BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 5.005 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GEORGE K. HICKOX, JR., AND RECORDED IN VOLUME 605, PAGE 291, AND BEING IN THE WEST LINE OF THAT CERTAIN CALLED 7.006 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DORSEY BARLOW ET UX, AND RECORDED IN VOLUME 622, PAGE 712;

THENCE SOUTH 00 DEGREES 58' 36" EAST, FOR A DISTANCE OF 324.91 FEET, TO A T-BAR (FOUND) AT THE SOUTHEAST CORNER OF SAID 5.004 ACRE TRACT, BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 5.002 DESCRIBED IN A DEED TO BILL STEUART ET UX, AND RECORDED IN VOLUME 605, PAGE 362, AND BEING IN THE WEST LINE OF THE ABOVE MENTIONED 7.006 ACRE TRACT;

THENCE SOUTH 89 DEGREES 34' 04" WEST, FOR A DISTANCE OF 653.14 FEET, ALONG OR NEAR A FENCE, TO A 1/2" IRON ROD (SET WITH CAP MARKED "STANGER") FOR THE SOUTHWEST CORNER OF SAID 5.004 ACRE TRACT, BEING THE NORTHWEST CORNER OF THE ABOVE MENTIONED 5.002 ACRE TRACT, AND BEING IN THE EAST MARGIN OF COUNTY ROAD 601, FROM SAID 1/2" IRON ROD ANOTHER 1/2" IRON ROD (FOUND) FOR REFERENCE BEARS NORTH 89 DEGREES 34' 04" EAST, A DISTANCE OF 8.09 FEET;

THENCE NORTH 06 DEGREES 31' 11" WEST, FOR A DISTANCE OF 326.74 FEET, TO A 1/2" IRON ROD (SET WITH CAP MARKED "STANGER") FOR THE NORTHWEST CORNER OF SAID 5.004 ACRE TRACT, BEING THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 5.005 ACRE TRACT, AND BEING IN THE EAST MARGIN OF COUNTY ROAD 601;

THENCE NORTH 89 DEGREES 34' 04" EAST, FOR A DISTANCE OF 684.70 FEET, ALONG OR NEAR A FENCE, BACK TO THE PLACE OF BEGINNING, AND CONTAINING 4.99 ACRES OF LAND.

BEARINGS ARE BASED ON THE RECORD BEARING SOUTH 89 DEGREES 34' 04" WEST ALONG THE MONUMENTED SOUTH LINE OF THE 5.004 ACRE TRACT SHOWN HEREON PER VOLUME 627, PAGE 326, D.R.F.C.T.

Reported Address: 381 CR 601, 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: 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: Tuesday, the 7th day of July, 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 St. Pierre 6-15-15

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Jun 15, 2015 AT 12:54P
as Notice of Trustee Sale
Total Fees : 8.00
Receipt Number - 131661
By: Allison Bonner, Deputy

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, National Association whose address is C/O P.O. Box 77408
425 Phillip Boulevard Trenton, NJ 08628 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: 07/07/2015 **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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

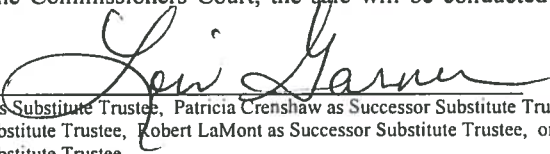
Legal Description:

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 Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

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


Lori Garner as Substitute Trustee, Patricia Crenshaw as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Robert LaMont 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

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Jun 15, 2015 AT 03:05P
as Notice of Trustee Sale
Document Number: 8
Total Fees : 8.00
Receipt Number - 131671
By: Melissa Munoz, Deputy



4529891

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

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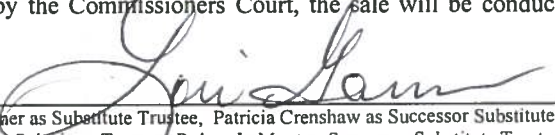
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For Information:
Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


Lori Garner as Substitute Trustee, Patricia Crenshaw as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Robert LaMont 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

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Jun 15, 2015 AT 03:05P
as Notice of Trustee Sale



4529891

Total Fees : 8.00
Receipt Number - 131671
By: Melissa Munoz, Deputy

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Jun 15, 2015 AT 03:05P
as Notice of Trustee Sale
Total Fees : 8.00
Receipt Number - 131671
By: Melissa Munoz, Deputy

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement / Pay Off Requests: (888) 313-1969

TS#: 15-14563

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 5/25/2007, LARRY M HANKINS and Wife BILLIE HANKINS, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of George M. Shanks, Jr., as Trustee, Mortgage Electronic Registration Systems, Inc. solely as nominee for Maverick Residential Mortgage Inc., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$178,144.00, payable to the order of Mortgage Electronic Registration Systems, Inc. solely as nominee for Maverick Residential Mortgage Inc., which Deed of Trust is Recorded on 5/30/2007 as Volume 00704388, Book 1406, Page 685, in Freestone County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **109 FM 833 W, STREETMAN, TX 75859**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Lori Garner or Sharon St. Pierre or Robert LaMont**

or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 7/7/2015 at 1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Freestone County**,



4530070

Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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.

WITNESS, my hand this 6/11/2015


By: Substitute Trustee(s)

Lori Garner or Sharon St. Pierre or Robert LaMont

C/O Carrington Foreclosure Services, LLC
1610 E. Saint Andrew Place, Suite 150F
Santa Ana, CA 92705

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

FIELD NOTES

00704388

WARD TRACT
10.00 ACRES

HENRY AWALT SURVEY
ABSTRACT 4

FREESTONE COUNTY

All that certain lot, tract, or parcel of land situated in the Henry Awalt Survey Abstract 4, Freestone County, Texas, and being a portion of a called 39.4 acre tract of land described by deed recorded in Volume 1263, page 342 of the Deed Records of Freestone County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING on a found 3/4" iron rod for the southeast corner of this tract and the above mentioned 39.4 acre tract located on the north ROW of F.M. Road 833;

THENCE with said ROW S88°35'21"W 523.23 feet to a set 1/2" iron rod for the southwest corner of this tract;

THENCE N04°28'07"W 852.92 feet to a set 1/2" iron rod for the northwest corner of this tract;

THENCE S89°04'10"E 514.09 feet to a set 1/2" iron rod for the northeast corner of this tract;

THENCE S05°10'54"E 832.52 feet to the place of beginning and containing 10.00 acres of land.

SURVEYOR'S CERTIFICATE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that I directed an on the ground survey of the property described above and prepared the above field notes and plat of even date describing the boundaries of same just as they were found and surveyed upon the ground. Witness my hand and seal at Athens, Texas, this the 30th day of April, 2007.

Mark Ferrell
Registered Professional Land
Surveyor Number 4373



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FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Jun 15, 2015 AT 03:05P
as Notice of Trustee Sale
Total Fees : 8.00
Receipt Number - 131671
By: Melissa Munoz, Deputy

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.

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.

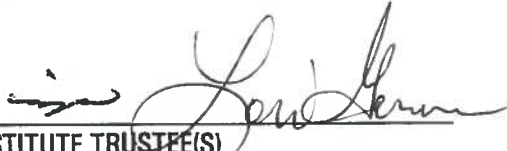
NOTICE IS HEREBY GIVEN that on Tuesday, JULY 7, 2015, beginning at 10:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

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, 3610 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: JUNE 15, 2015.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR LORI GARNER OR
SHARON ST. PIERRE OR ROBERT LAMONT

FILE NO.: AGM-1663
PROPERTY: 131 FM 1580
FAIRFIELD, TEXAS 75840

MARVIN P. BROOKS

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3088
Fax: (972) 394-1263



4529566

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT "A"

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/21/2004 and recorded in Book 01282 Page 00884 Document 04004385 real property records of Freestone County, Texas.

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

Date: 07/07/2015

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Freestone County Courthouse, Texas, at the following location: THE FRONT STEPS OF THE COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

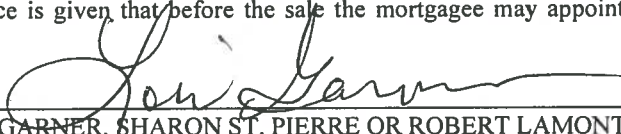
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by ELLEN MARIE VESTAL, provides that it secures the payment of the indebtedness in the original principal amount of \$52,800.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, SERIES 2004-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-OPT1 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, SERIES 2004-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-OPT1 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Default and Request to Act.** Default has occurred under the deed of trust and WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, SERIES 2004-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-OPT1 obtained a Home Equity Foreclosure Order from the 77th District Court of Freestone County on 05/29/2015 under Cause No. 15-105-A. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order and notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.


LORI GARNER, SHARON ST. PIERRE OR ROBERT LAMONT
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

13-002807-670
RR1 Box 16
DONIE, TX 75838-9303

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
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Jun 15, 2015 AT 03:05P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 131671
By: Melissa Munoz, Deputy



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SSC

STANGER SURVEYING COMPANY

205 E. COMMERCE
FAIRFIELD, TEXAS 75840

PH: 903-389-4403

FAX: 903-389-4390

**NATHANIEL PECK SURVEY, ABSTRACT NO. 820
FREESTONE COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION FOR 3.36 ACRES OF LAND

415

Being 3.36 acres of land situated in the Nathaniel Peck Survey, Abstract No. 820, Freestone County, Texas, being all of that certain called 75 foot x 150 foot tract of land described in a deed from Johnny L. Williams et ux, to Marie W. Vestal, dated March 11, 1992, and recorded in Volume 878, Page 54, and being part of that certain called 10.3 acre tract of land and Lot 1, Lot 2, and Lot 3, of the odd lots west of Block 19, described in a deed from Jeanie M. Vestal Wilson to Ellen Marie Vestal, dated January 28, 1972, and recorded in Volume (451) Page 101, of the Deed Records of Freestone County, Texas, said 3.36 acre tract to be more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron (set with cap marked "STANGER") for corner in the occupied south line of the above mentioned 10.3 acre tract, being in the occupied north line of that certain called 4.7 acre tract of land described in a deed to Carol Ann Scott, et al., and recorded in Volume 967, Page 528, and being at the occupied southeast corner of that certain called 2.5 acre tract of land described in a deed to V.P. Oakes et ux, and recorded in Volume 605, Page 719;

THENCE North 22° 04' 59" West, for a distance of 268.69 feet, and along or near a fence, to a 1/2" iron rod (set with cap marked "STANGER") for corner, and being in the south line of that certain called 1.0 acre tract of land described in a Affidavit of Heirship to Jack Holmes, and recorded in Volume 1161, Page 1;

THENCE North 59° 25' 39" East, for a distance of 199.65 feet, to a 1/2" iron rod (found with cap marked "RAYMOND") at the southeast corner of the above mentioned 1.0 acre tract;

THENCE North 34° 05' 44" West, for a distance of 19.60 feet, and with the northeast line of said 1.0 acre tract, to a 1/2" iron rod (found with cap marked "RAYMOND") at the southwest corner of that certain called 0.638 of an acre tract of land described in a deed to Gaylon Lynn Hall, and recorded in Volume 973, Page 800;

Exhibit "A"
Page 1 of 2

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THENCE North 56° 05' 00" East, at a distance of 128.09 feet pass a 1/2" iron rod (found with cap marked "RAYMOND") at the southeast corner of the above mentioned 0.638 acre tract, continuing in all a total distance of 360.37 feet, to a 1/2" iron rod (set with cap marked "STANGER") for corner, and being in the west right-of way line of Cowart Street (60' R.O.W.);

THENCE South 08° 37' 52" East, for a distance of 338.18 feet, and with the west right-of-way line of the above mentioned Cowart Street, to a 1" iron pipe (found) at the southeast corner of said 10.3 acre tract, and being at the northeast corner of the above mentioned 4.7 acre tract;

THENCE South 62° 43' 19" West, for a distance of 115.05 feet, to a 4" round fence corner post (found) at an angle break in the south line of said 10.3 acre tract, and the north line of said 4.7 acre tract;

THENCE South 59° 32' 47" West, for a distance of 356.65 feet, and along or near a fence, back to the place of beginning, and containing 3.36 acres of land.

Bearings are based on the record bearing of "North 56° 05' 00" East" along the south line of the 0.638 acre tract recorded in Volume 973, Page 800.

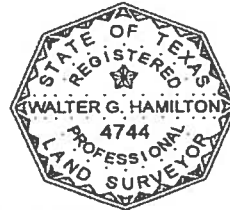
See plat of survey prepared even date.

I, Walter G. Hamilton, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from a survey made on the ground under my supervision during the month of May, 2004.

GIVEN UNDER MY HAND AND SEAL, this the 10th day of May 2004.

Walter G. Hamilton
Walter G. Hamilton
Registered Professional Land Surveyor
State of Texas No. 4744
VOID IF NOT SIGNED IN RED

H:\Project\2003\F04051



COPYRIGHT 2004
ALL RIGHTS RESERVED
STANGER SURVEYING COMPANY
FAIRFIELD, TEXAS 75840
FILED FOR RECORD IN
Freestone County
Mary Lynn White
COUNTY CLERK
ON: Jun 25, 2004 AT 03:44P
as Recordings
Document Number: 04004385
Total Fees : 36.00
Receipt Number - 52433

Exhibit "A"
Page 2 of 2

By: Linda Jarvis, Deputy