

NOTICE OF TRUSTEE'S SALE

DATE: September 14, 2015

DEED OF TRUST

Date: February 8, 2015
Grantor: Maria Trejo-Trejo
1830 Tartan Dr.
Carrollton, Texas 75006

Beneficiary: Jack F. Hays
PO Box 190
Buffalo, Texas 75831

Substitute Trustee: Deborah L. Lemons

Recording Information: Volume 1651, Page 82 of the Official Records of Freestone County, Texas

Property: *10.83 acres of land, being Tract Six (6) of BRETT LAND COMPANY, a subdivision in Freestone County, Texas, according to the map or plat thereof recorded in Cabinet B, Envelope 147 of the Map and Plat Records of Freestone County, Texas.*

Note

Date: February 8, 2015
Amount: \$39,000.00
Debtor: Maria Trejo-Trejo
Holder: Jack F. Hays

DATE OF SALE OF PROPERTY: October 6, 2015

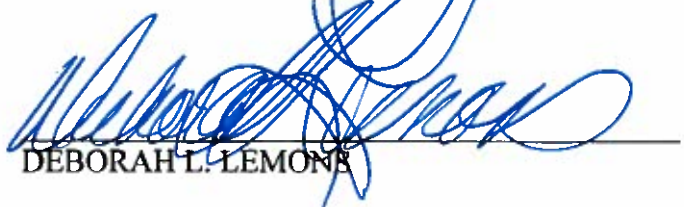
EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM

LOCATION OF SALE: Fairfield, Texas, at the Freestone County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.


DEBORAH L. LEMONS

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Sep 14, 2015 AT 10:10A
as Notice of Trustee Sale
Total Fees : 8.00
Receipt Number - 133044
By: Melissa Munoz, Deputy

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(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on September 14, 2015 by Deborah L. Lemons.




NOTARY PUBLIC, STATE OF TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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.

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
DN: Sep 14, 2015 AT 12:39P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 133051
By: Melissa Munoz, Deputy

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 6th day of October, 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.

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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 Piene
SUBSTITUTE TRUSTEE
9-14-15

NOTICE OF FORECLOSURE SALE

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

BEING LOT NUMBER THREE (3) AND FOUR (4) IN BLOCK N, CITY OF TEAGUE, FREESTONE COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF SAID TOWN DRAWN BY W.H. PAGE AND RECORDED IN CABINET A, ENVELOPE 7A, PLAT RECORDS OF FREESTONE COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/07/2008 and recorded in Book 1459 Page 414 real property records of Freestone County, Texas.

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

Date: 10/06/2015

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.

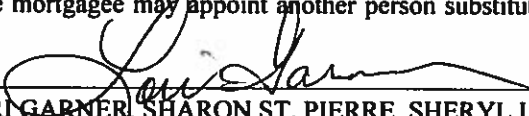
Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation 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 JESUS ARIAS-AGUILERA, provides that it secures the payment of the indebtedness in the original principal amount of \$46,800.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and deed of trust and U.S. BANK NATIONAL ASSOCIATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION c/o U.S. BANK NATIONAL ASSOCIATION, 4801 Frederica Street, Owensboro, KY 42301 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 the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

14-000096-520
810 N 5TH
TEAGUE, TX 75860


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

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: Sep 14, 2015 AT 12:56P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 133052
By: Alicia Dossett, Deputy



4542658

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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 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: 10/06/2015 **Earliest Time Sale Will Begin:** 10:00 AM

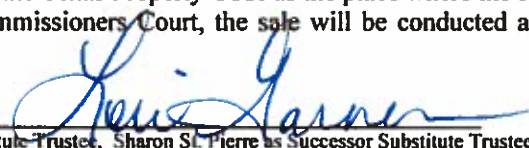
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

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, 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

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Sep 15, 2015 AT 01:14P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 133072
By: Alicia Dossett, Deputy

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4542850

Mortgagor: Macklin
PLF File No. 2013005

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

All that certain lot, tract, or parcel of land, being 0.396 acre of land, situated in the R. B. Longbotham Survey, Abstract No. 16, in the Town of Wortham, Freestone County, Texas, and being part of a called 4.23 acres tract described in deed from J. E. McClelland, Sr., and wife, Irene McLelland to J. W. Yates et al, dated March 3, 1971, and recorded in Volume 438 Page 762, in the Deed Records of Freestone County, Texas. Said 0.396 acre is more fully described as follows;

Beginning at a 1" pipe found for corner, in the northwest corner of said 4.23 acres tract, and in the east line of South Avenue D;

Thence south 78 degrees 30 minutes 15 seconds east 150.00 feet to a 1/2" rod set for corner;
Thence south 11 degrees 00 minutes 00 seconds west 115.00 feet to a 1/2" rod set for corner;

Thence north 78 degrees 30 minutes 15 seconds west 150.00 feet to a 1/2" rod set for corner in the east line of said Avenue D;

Thence north 11 degrees 00 minutes 11 seconds east 115.00 feet to the place of beginning and containing 0.396 acre of land.

Also known as lots 1, 2, and 3, Block 2, Wortham, Texas and part of the F.D. Wright Addition ("Property").

Instrument To Be Foreclosed. The instrument to be foreclosed is a Texas Home Equity Security Instrument filed in the Official Record of Freestone County, Texas, and recorded under Instrument No. 04006832 at Volume 01294, Page 00256, on October 7, 2004.

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

Date: Tuesday, October 6, 2015.

Time: The sale will begin no earlier than 1:00 o'clock p.m. or no later than three (3) hours thereafter. The sale will be completed by no later than 4:00 o'clock p.m.

Place: Front steps at south entrance of courthouse, or as further designated by the County Commissioners.

Terms Of Sale. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Texas Home Equity Security Instrument, and will be conducted as a public auction to the highest bidder for cash or certified funds. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

Administration Of Foreclosure By Mortgage Servicer. Carrington Mortgage Services, LLC ("Mortgage Servicer") is representing Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2004-4 ("Mortgagee"), under a servicing agreement with Mortgagee. Mortgage Servicer's address is c/o Carrington Mortgage Services, LLC, 1610 E. St. Andrew Pl., B#150, Santa Ana, California 92705.

Default And Request To Act. Default has occurred under the Texas Home Equity Security Instrument, and the beneficiaries have requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Mortgage Servicer, on behalf of the Mortgagee, may appoint another person substitute trustee to conduct the sale.

Return To:
Pruyn Law Firm, PLLC
2311 Canal Street, Suite 124
Houston, Texas 77003

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Mortgagor: Macklin
PLF File No. 2013005

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 THE 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.

Date: September 10, 2015.



JIM MILLS, SUSAN MILLS, EMILY NORTHERN,
RUSSELL SLATON, KORY MORGAN, DENISE
MORGAN, DEBRA CAMPBELL, LORI GARNER, OR
THOMAS D. PRUYN, Substitute Trustee,
c/o 2311 Canal Street, Suite 124, Houston, Texas 77003

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Sep 15, 2015 AT 01:21P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 133073
By: Alicia Dossett, Deputy

Return To:
Pruyn Law Firm, PLLC
2311 Canal Street, Suite 124
Houston, Texas 77003