

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on February 13, 2004, BRADLEY N. BRUCKNER AND MARY H. BRUCKNER, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to DON LEDBETTER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR HOMECOMINGS FINANCIAL NETWORK INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of **FREESTONE COUNTY, TX** and is recorded under Clerk's File/Instrument Number 04001337, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, April 7, 2015 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 A.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in FREESTONE COUNTY, TX 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of FREESTONE, State of Texas:

BEING THE NORTH ONE-HALF (1/2) OF LOT NUMBER ONE HUNDRED FIFTEEN (115) OF LAKEWOOD SUBDIVISION, FREESTONE COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT OF SAID LAKEWOOD SUBDIVISION RECORDED IN CABINET "A", ENVELOPE 76-B, PLAT RECORDS OF FREESTONE COUNTY, TEXAS.

Property Address: 192 MARY JEAN  
FAIRFIELD, TX 75840  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Noteholder: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD  
COPELL, TEXAS 75019

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.

*Sharon Pierre*  
SUBSTITUTE TRUSTEE 03-16-15  
ROBERT LAMONT OR SHARON ST. PIERRE OR  
SHERYL LAMONT OR DAVID SIMS  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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 military service to the sender of this notice immediately.**

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: Mar 16, 2015 AT 01:46P  
as Notice of Trustee Sale

Total Fees : 8.00  
Receipt Number - 130126  
By: Dacia Phillips, Deputy

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

**DEED OF TRUST INFORMATION:**

Date: 08/25/2010  
Grantor(s): HAROLD CLARK AND VIRGINIA KINGERY CLARK, HUSBAND AND WIFE  
Original Mortgagee: WELLS FARGO BANK, N.A.  
Original Principal: \$90,600.00  
Recording Information: Instrument 01004865  
Property County: Freestone  
Property:

FIELD NOTES TO ALL THAT CERTAIN TO TRACT, OR PARCEL OF LAND SITUATED IN THE HUGH SHEPHERD SURVEY, A-34, FREESTONE COUNTY, TEXAS, BEING 1.00 ACRE MORE OR LESS, AND BEING THE SAME TRACT AS DESCRIBED IN A DEED DATED JANUARY 5, 2007 FROM WELL FARGO BANK, N.A. TO THE SECRETARY OF HOUSING URBAN DEVELOPMENT AND RECORDED IN VOLUME 1406, PAGE 460, DEED RECORDS, FREESTONE COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE TO FOR ANY AND ALL PURPOSES. SAID TRACT DESCRIBED AS FOLLOWS, TO WIT;

BEGINNING AT AN IRON ROD FOUND IN THE NORTHERLY MARGIN OF FCR 1220 (50'R.O.W.) FOR THE SOUTHEAST CORNER OF THE REFERENCE TRACT AND THE SOUTHWEST CORNER OF A CALLED 0.501 ACRE TRACT CONVEYED TO GENARO M. AGUIREE, ET UX BY DEED OF RECORD IN VOLUME 1396, PAGE 721;

THENCE NORTH 89 DEGREES 08'08" WEST 168.05 FEET, (RECORD CALL IS N89 DEGREES 20'W 168.0 FEET) WITH THE SOUTHERLY LINE OF THE REFERENCED TRACT AND SAID NORTHERLY MARGIN, TO A 2' IRON PIPE FOUND FOR THIS SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF A CALLED 0.554 ACRE TRACT CONVEYED TO KENNETH A. WAGNER, ET UX BY DEED OF RECORD IN VOLUME 734 PAGE 206. FROM SAID POINT A 3/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 0.554 ACRE TRACT BEARS N88 DEGREES 55'36"W

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: Mar 16, 2015 AT 02:01  
as Notice of Trustee Sale

Total Fees :  
Receipt Number - 130128  
By, Melissa Munoz,

162.889 FEET (RECORD CALL IS N69 DEGREES 20' W 163.00)  
THENCE NORTH 00 DEGREES 45'44" EAST, WITH THE COMMON LINE OF THE REFERENCE TRACT AND SAID 0.554 ACRE TRACT PICKING UP THE EASTERLY

LINE OF A CALLED 1.000 ACRE TRACT CONVEYED TO KENNETH A. WAGNER, ET UX BY DEED OF RECORD IN VOLUME 1251, PAGE 886, CONTINUING WITH THE COMMON LINE OF THE REFERENCED TRACT AND SAID 1.00 ACRE TRACT A TOTAL DISTANCE OF 260.03 FEET (RECORD CALL IS N00 DEGREES 40'E 260.30 FEET) TO A 2' IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE REFERENCED TRACT AND A TRACT REFERRED TO IN AN AFFIDAVIT OF HEIRSHIP OF RECORD IN VOLUME 1271, PAGE 137. FROM SAID POINT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT BEARS N00 DEGREES 46'48"E 130.69 FEET (RECORD CALL IS N00 DEGREES 40'E);

THENCE SOUTH 89 DEGREES 13'15" EAST 167.62 FEET, (RECORD CALL IS S89 DEGREES 20'E 168.0 FEET) WITH THE NORTHERLY LINE OF THE REFERENCE TRACT TO A 1/2" IRON ROD FOUND FOR THIS NORTHEAST CORNER AND THE NORTHWEST CORNER OF A CALLED 0.501 ACRE TRACT CONVEYED TO ROBERT SPEED BY DEED OF RECORD IN VOLUME 1398, PAGE 828;

THENCE SOUTH 00 DEGREES 40'00" WEST WITH THE COMMON LINE OF THE REFERENCED TRACT AND SAID 0.501 ACRE TRACT PASSING AT 130.21 FEET A 1/2" IRON ROD FOUND FOR THE COMMON WESTERN CORNER OF SAID 0.501 ACRE TRACT AND THE AFOREMENTIONED AGUREE TRACT CONTINUING WITH THE COMMON LINE OF THE REFERENCED TRACT AND SAID AGUIREE TRACT A TOTAL DISTANCE OF 250.28 FEET (RECORD CALL IS 260.30 FEET THIS LINE WAS USED AS THE BASIS OF BEARINGS) TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRE MORE OR LESS, AS SHOWN ON THE ACCOMPANYING SURVEY PLAT OF EVEN DATE HERewith.

Reported Address: 117 FCR 1220, FAIRFIELD, TX 75840

**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 April, 2015  
Time of Sale: 10:00AM 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): Lori Garner or Sharon St. Pierre or Robert LaMont, 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

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WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Lori Garner or Sharon St. Pierre or Robert LaMont, 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

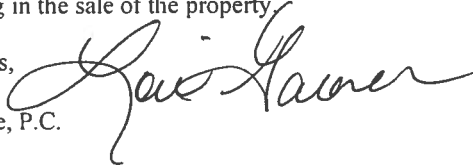
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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. Lori Garner or Sharon St. Pierre or Robert LaMont, 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.





FIELD NOTES TO ALL THAT CERTAIN TO TRACT, OR PARCEL OF LAND SITUATED IN THE HUGH SHEPHERD SURVEY, A-34, FREESTONE COUNTY, TEXAS, BEING 1.00 ACRE MORE OR LESS, AND BEING THE SAME TRACT AS DESCRIBED IN A DEED DATED JANUARY 5, 2007 FROM WELL FARGO BANK, N.A. TO THE SECRETARY OF HOUSING URBAN DEVELOPMENT AND RECORDED IN VOLUME 1406, PAGE 460, DEED RECORDS, FREESTONE COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE TO FOR ANY AND ALL PURPOSES. SAID TRACT DESCRIBED AS FOLLOWS, TO WIT;

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4. The lien to be foreclosed is indexed or recorded at Instrument Number: 01004865 and recorded in the real property records of Freestone County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 20 day of June, 2015

  
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JUDGE PRESIDING

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: Mar 16, 2015 AT 02:01P  
as Notice of Trustee Sale  
Total Fees : 8.00  
Receipt Number - 130128  
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, APRIL 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: MARCH 16, 2015.

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

FILE NO.: AGM-1863  
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) 394-1283



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