

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**JONES County Deed of Trust:**

**Dated:** December 27, 2006

**Amount:** \$42,000.00

**Grantor(s):** BRANDI PETTIJOHN and WILLIAM PETTIJOHN

**Original Mortgagee:** WASHINGTON MUTUAL BANK, FA

**Current Mortgagee:** BAYVIEW LOAN SERVICING, LLC

**Mortgagee Servicer and Address:** c/o M & T BANK, P. O. Box 1364, Buffalo, NY 14240-1364

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

**Recording Information:** Document No. 070143

**Legal Description:** BEING THE SOUTH EIGHTY FEET (S 80') OF LOT FOUR (4), (SAVE AND EXCEPT THE NORTH 5' THEREOF DESCRIBED IN DEED RECORDED IN VOLUME 601, PAGE 200, DEED RECORDS, JONES COUNTY, TEXAS), IN BLOCK SEVENTY-ONE (71) OF THE ORIGINAL TOWN OF ANSON, JONES COUNTY, TEXAS.

**Date of Sale:** July 7, 2015 between the hours of 1:00 PM. and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

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

TERRY BROWDER OR MARSHA MONROE OR LAURA BROWDER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

HUGHES, WATTERS & ASKANASE, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2015-003665

  
TERRY BROWDER OR MARSHA MONROE OR LAURA BROWDER  
c/o Service Link  
7301 N. Hwy 161, Ste. 305  
Irving, Texas 75039

**POSTED NOTICE**

DATE 5/20/15 TIME 9 AM

JONES COUNTY CLERK, JONES CO., TX

BY: 

