

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. If you 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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**STATE OF TEXAS**

§

**COUNTY OF FREESTONE**

§

§

Date: May 10, 2015

Borrower: Those parties listed on Schedule 1 attached hereto and made a part hereof.

Borrower's Addresses: c/o D. James Barton  
8100 Macomb Street  
P.O. Box 417  
Grosse Ile, Michigan 48138

Holder: **LBUBS 2006-C7 GOVERNMENT PORTFOLIO MASTER SPE, LLC**, a Delaware limited liability company

Holder's Address: c/o LNR Partners, LLC  
1601 Washington Avenue, Suite 700  
Miami Beach, Florida 33139

Substitute Trustees: Jeffrey J. Zissa, Mark L. Patterson, R. Terry Miller, Britton B. Green, Peggy J. McNeas, John A. Bain, Ashley Todd, Wanda Gage, Stuart Graves, Janice Reynolds, Keitha Ewing, Lori Garner, Sharon St. Pierre, Robert LaMont, each of whom is an individual and may act alone or together (each a "Substitute Trustee")

Substitute Trustees' Address: c/o Akin Gump Strauss Hauer & Feld LLP  
1700 Pacific Avenue, Suite 4100  
Dallas, Texas 75201  
Attention: Jeffrey J. Zissa, Esq.

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: May 12, 2015 AT 03:57P  
as Notice of Trustee Sale

Total Fees : 8.00  
Receipt Number - 131150  
By: Allison French, Deputy



**Deed of Trust:** Deed of Trust, Security Agreement and Fixture Filing

**Date:** as of November 10, 2006

**Grantor:** **GENESIS TEAGUE PROPERTIES, LLC**, a Michigan limited liability company

**Lender:** UBS Real Estate Investments Inc., a Delaware corporation

**Trustee:** Reno Hartfiel (who has been replaced)

**Secures:** Obligations under the Promissory Note (the "**Note**"), dated November 10, 2006, in the original principal amount of \$96,476,000.00, executed by those parties set forth on **Schedule 1** attached hereto and made a part hereof, payable to the order of Lender and currently held by Holder.

**Recording:** Recorded December 6, 2006, as Document No. 06008412, in Official Records Book 01383, Page 00761, in the Official Records of Freestone County, Texas (the "**Records**"); as assigned by Lender to LaSalle Bank National Association, in its capacity as Trustee for the registered holders of LB-UBS Commercial Mortgage Trust 2006-C7, Commercial Mortgage Pass-Through Certificates, Series 2006-C7, pursuant to that certain Assignment of Deed of Trust, Security Agreement and Fixture Filing, recorded August 8, 2008, as Document No. 00805519, in Official Records Book 01458, Page 00746, in the Records; as assigned by Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, in its capacity as Trustee, for the registered holders of LB-UBS Commercial Mortgage Trust 2006-C7, Commercial Mortgage Pass-Through Certificates, Series 2006-C7, to U.S. Bank National Association, as Trustee, successor-in-interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee, for the registered holders of LB-UBS Commercial Mortgage Trust 2006-C7, Commercial Mortgage Pass-Through Certificates, Series 2006-C7, pursuant to that certain Assignment of Deed of Trust, Security Agreement and Fixture Filing and Other Loan Documents, executed on February 1, 2012, recorded February 28, 2012, as Document No. 01200899, in Official Records Book 01572, Page 00059, in the Records; and as further assigned by U.S. Bank National Association, as Trustee, successor-in-interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee, for the registered holders of LB-

UBS Commercial Mortgage Trust 2006-C7, Commercial Mortgage Pass-Through Certificates, Series 2006-C7, also known as U.S. Bank National Association, a national banking association organized and existing under the laws of the United States of America, not in its individual capacity but solely in its capacity as Trustee for the registered holders of LB-UBS Commercial Mortgage Trust 2006-C7, Commercial Mortgage Pass-Through Certificates, Series 2006-C7 to Holder, pursuant to that certain Assignment of Deed of Trust, Security Agreement and Fixture Filing and Other Loan Documents, dated on February 19, 2014, recorded on March 21, 2014, as Document No. 01400792, in Official Records Book 01627, Page 00722, in the Records.

**Property:**

All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the real property is also, for the sake of convenience only, described in Exhibit A, attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the Foreclosure Sale (as defined below) will cover all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

**Foreclosure Sale:**

**Date of Sale:**

Tuesday, June 2, 2015

**Time of Sale:**

The sale of the Property will take place between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the sale will take place is 10:00 A.M., and the sale will commence within three hours of such time.

**Place of Sale:**

The area designated by the Commissioners Court of Freestone County, Texas for foreclosure sales, such designated area, as of the date hereof, being the front steps at the south entrance of the Freestone County Courthouse, 118 E. Commerce, Fairfield, Texas.

Holder has appointed Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, Substitute Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases of the Property, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

*(signature appears on following page)*



EXHIBIT A

Real Property Legal Description

**ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN FREESTONE COUNTY, TEXAS, BEING 0.5392 ACRES (23,488 SQUARE FEET), MORE OR LESS, BEING PART OF "LOT A" OF THE NORTHVIEW VILLAGE SUBDIVISION, AS SHOWN ON A PLAT OF SAID SUBDIVISION RECORDED IN ENVELOPE NO. 83A, PLAT RECORDS, FREESTONE COUNTY, TEXAS. BEING THE SAME LAND DESCRIBED IN DEED DATED APRIL 6, 1990, FROM THE PATE CHILDRENS TRUST TO RICHARD J. WATSON, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK, FREESTONE COUNTY, TEXAS, ON MAY 2, 1990, UNDER CLERK'S FILE NO. 2054 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT A 5/8 INCH CAPPED IRON ROD SET FOR THE EASTERLY CORNER OF THE AFOREMENTIONED LOT "A". SAME BEING IN THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U. S. HIGHWAY NO. 84 AND THE NORTHWESTERLY RIGHT OF WAY OF ANTHONY STREET (40 FEET R.O.W.);**

**THENCE SOUTH 32 DEGREES 30 MINUTES 00 SECONDS WEST, 180.10 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY OF ANTHONY STREET AND THE SOUTHEASTERLY LINE OF SAID LOT "A", TO A 1 INCH IRON PIPE FOUND FOR THE COMMON CORNER OF THE AFORESAID LOT "A" AND LOT 6 OF SAID SUBDIVISION;**

**THENCE NORTH 57 DEGREES 59 MINUTES 17 SECONDS WEST, ALONG THE COMMON LOT LINE OF SAID LOT "A" AND SAID LOT 6, PASSING AT 118.06 FEET TO THE COMMON CORNER OF LOT 6 AND LOT 5, CONTINUING ALONG THE COMMON LINE OF SAID LOT 5 AND SAID LOT "A", A TOTAL DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THIS WESTERLY CORNER;**

**THENCE NORTH 32 DEGREES 45 MINUTES 31 SECONDS EAST, 195.70 FEET TO A POINT FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 41 DEGREES 23 MINUTES 42 SECONDS WEST, 0.32 FEET IN THE SOUTHWESTERLY RIGHT OF WAY OF SAID U. S. HIGHWAY NO. 84 FOR THIS NORTHERLY CORNER. SAME BEING IN THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 34 MINUTES 50 SECONDS, A PROPERTY LINE RADIUS OF 2000.00 FEET, AND A LONG CHORD WHICH BEARS SOUTH 50 DEGREES 49 MINUTES 16 SECONDS EAST, 124.96 FEET;**

**THENCE IN A SOUTHEASTERLY DIRECTION 124.96 FEET ALONG THE ARC OF SAID CURVE, TO THE POINT OF BEGINNING AND CONTAINING 05392 ACRES (23,488 SQUARE FEET) OF LAND.**

**Schedule 1**

1. BIRMINGHAM USPS, LLC,  
a Michigan limited liability company
2. BLM ROSWELL, LLC,  
a Michigan limited liability company
3. BRYAN DHS, LLC,  
a Michigan limited liability company
4. EL CENTRO GSA, LLC,  
a Michigan limited liability company
5. EL PASO DHS, LLC,  
a Michigan limited liability company
6. GENESIS BRENHAM PROPERTIES, LLC,  
a Michigan limited liability company
7. GENESIS BRYAN PRS PROPERTIES, LLC,  
a Michigan limited liability company
8. GENESIS COPPARES COVE PROPERTIES, LLC,  
a Michigan limited liability company
9. GENESIS DELTAVILLE PROPERTIES, LLC,  
a Michigan limited liability company
10. GENESIS EAST BERNARD PROPERTIES, L.L.C.,  
a Texas limited liability company
11. GENESIS EDINBURG PROPERTIES, LLC,  
a Michigan limited liability company
12. GENESIS FT. WORTH PROPERTIES, LLC,  
a Michigan limited liability company
13. GENESIS FOUR, LLC, D/B/A HAWKINS INS, LLC,  
a Michigan limited liability company
14. GENESIS HAMILTON PROPERTIES, LLC,  
a Michigan limited liability company
15. GENESIS HOUSTON PROPERTIES, LLC,  
a Michigan limited liability company

Schedule 1-1

16. GENESIS SAN ANTONIO PROPERTIES, LLC,  
a Michigan limited liability company
17. GENESIS THREE, LLC D/B/A BOEING INS, LLC,  
a Michigan limited liability company
18. GENESIS WACO-BRYAN PROPERTIES, LLC,  
a Michigan limited liability company
19. GREAT FALLS USFS, LLC,  
a Michigan limited liability company
20. HUGO GSA, LLC,  
a Michigan limited liability company
21. LANSING DHS, LLC,  
a Michigan limited liability company
22. PARIS DHS, LLC,  
a Texas limited liability company
23. PICKERINGTON OWC, LLC,  
a Michigan limited liability company
24. PITTSBURGH KENNEDY, LLC,  
a Michigan limited liability company
25. SIERRA VISTA DE, LLC DBA SIERRA VISTA AGENCY, LLC,  
a Michigan limited liability company
26. SSA BROWNSVILLE, LLC DBA GENESIS BROWNSVILLE PROPERTIES,  
LLC, a Michigan limited liability company
27. SSA EGG HARBOR, LLC,  
a Michigan limited liability company
28. SSA HILLSIDE, LLC,  
a Michigan limited liability company
29. SSA INDEPENDENCE, LLC,  
a Michigan limited liability company
30. VA SAYRE, LLC,  
a Michigan limited liability company

Schedule 1-2



31. WALLER PROPERTIES, LLC,  
a Michigan limited liability company
32. YUMA PROPERTIES, LLC DBA GENESIS YUMA PROPERTIES, LLC,  
a Michigan limited liability company
33. GENESIS CAMERON PROPERTIES, LLC,  
a Michigan limited liability company
34. GENESIS TEAGUE PROPERTIES, LLC,  
a Michigan limited liability company
35. DOUGLAS CUSTOMS, LLC,  
a Michigan limited liability company
36. SSA MILWAUKEE, LLC,  
a Michigan limited liability company
37. DETROIT GSA, LLC,  
a Michigan limited liability company; and
38. LANSING GSA, LLC,  
a Michigan limited liability company

**AFFIDAVIT OF POSTING AND FILING**

Date: May 12, 2015

Affiant: Kori Garner, Substitute Trustee

Deed of Trust: Deed of Trust, Security Agreement and Fixture Filing

Date: as of November 10, 2006

Grantor: **GENESIS TEAGUE PROPERTIES, LLC**, a Michigan limited liability company

Original Lender: UBS Real Estate Investments Inc., a Delaware corporation

Present Noteholder and Beneficiary: **LBUBS 2006-C7 GOVERNMENT PORTFOLIO MASTER SPE, LLC**, a Delaware limited liability company

Recording information: Recorded December 6, 2006, as Document No. 06008412, in Official Records Book 01383, Page 00761, in the Official Records of Freestone County, Texas (the "Records"); as assigned by Original Lender to LaSalle Bank National Association, in its capacity as Trustee for the registered holders of LB-UBS Commercial Mortgage Trust 2006-C7, Commercial Mortgage Pass-Through Certificates, Series 2006-C7, pursuant to that certain Assignment of Deed of Trust, Security Agreement and Fixture Filing, recorded August 8, 2008, as Document No. 00805519, in Official Records Book 01458, Page 00746, in the Records; as assigned by Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, in its capacity as Trustee, for the registered holders of LB-UBS Commercial Mortgage Trust 2006-C7, Commercial Mortgage Pass-Through Certificates, Series 2006-C7, to U.S. Bank National Association, as Trustee, successor-in-interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee, for the registered holders of LB-UBS Commercial Mortgage Trust 2006-C7, Commercial Mortgage Pass-Through Certificates, Series 2006-C7, pursuant to that certain Assignment of Deed of Trust, Security Agreement and Fixture Filing and Other Loan Documents, executed on February 1, 2012, recorded February 28, 2012, as Document No. 01200899, in Official Records Book 01572, Page 00059, in the Records; and as further

assigned by U.S. Bank National Association, as Trustee, successor-in-interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Bank National Association, as Trustee, for the registered holders of LB-UBS Commercial Mortgage Trust 2006-C7, Commercial Mortgage Pass-Through Certificates, Series 2006-C7, also known as U.S. Bank National Association, a national banking association organized and existing under the laws of the United States of America, not in its individual capacity but solely in its capacity as Trustee for the registered holders of LB-UBS Commercial Mortgage Trust 2006-C7, Commercial Mortgage Pass-Through Certificates, Series 2006-C7 to Holder, pursuant to that certain Assignment of Deed of Trust, Security Agreement and Fixture Filing and Other Loan Documents, dated on February 19, 2014, recorded on March 21, 2014, as Document No. 01400792, in Official Records Book 01627, Page 00722, in the Records.

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Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

1. This affidavit is made with respect to the foreclosure of the Deed of Trust that is to occur on June 2, 2015.

2. Attached to this affidavit is a copy of the Notice of Substitute Trustee's Sale, which was file-stamped by the County Clerk for Freestone County, Texas, on May 12, 2015.

3. Affiant posted a copy of the Notice of Substitute Trustee's Sale on May 12, 2015 at 4:08 A.M./P.M. in the area of the Freestone County Courthouse, Texas, which is

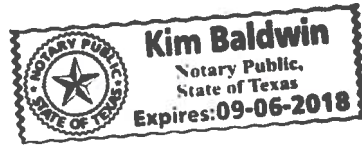
designated by the Commissioner's Court of Freestone County, Texas, for the posting of such notices.

*Lori Garner*  
Name: *Lori Garner*

SIGNED under oath before me on May *12*, 2015.

[SEAL]

*Kim Baldwin*  
Notary Public, State of Texas  
My Commission Expires: *9-6-18*



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## **Notice of Substitute Trustee's Sale**