

NOTICE OF TRUSTEE'S SALE

DATE: February 5, 2015

DEED OF TRUST

Date: July 14, 2007

Grantor: Omar Garcia
Laura Garcia
121 CR 231
Fairfield, TX 75840

Beneficiary: Timothy W. Coffey
PO Box 423
Centerville, TX 75833

Substitute Trustee: Deborah L. Lemons
PO Box 423
Centerville, TX 75833

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Feb 09, 2015 AT 09:36A
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 129554
By: Allison Williams, Deputy

Recording Information: Vol. 1415, Pg. 284, Official Records, Freestone County, Texas.

Property: *5.06 Acres of land, being TR. 21 of ELLIS LAND COMPANY, a subdivision in Freestone County, Texas, according to the map or plat thereof recorded in Cab. B, Env. 134 of the Map and Plat Records of Freestone County, Texas.*

Note

Date: July 14, 2007

Amount: \$18,000.00

Debtor: Omar Garcia and Laura Garcia

Holder: Timothy W. Coffey

DATE OF SALE OF PROPERTY: March 3, 2015

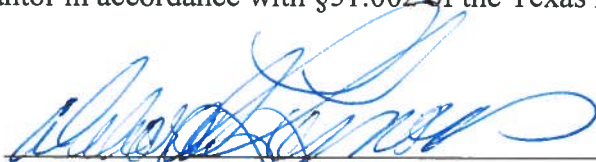
EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

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

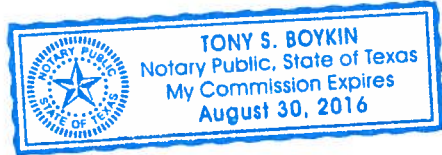
(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on February 5, 2015 by Deborah L. Lemons.


NOTARY PUBLIC, STATE OF TEXAS



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: 03/03/2015 **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.

Lori Garner, Patricia Crenshaw, Sharon St. Pierre, Robert LaMont, Mary M. Speidel
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305.
Irving, TX 75039

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

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Feb 09, 2015 AT 03:12P
as Notice of Trustee Sale



4509902

Toketa # 11225840 Deputy

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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 12/30/2003
Grantor(s): TERRY NUNLEY JOINED HEREIN PRO FORMA BY HIS WIFE, CHRISTINA GAIL WATSON NUNELY
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FRANKLIN AMERICAN MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$78,280.00
Recording Information: Instrument 04000092
Property County: Freestone
Property: BEING LOTS NUMBER SEVENTY-THREE (73) AND SEVENTY-FOUR (74) OF THE LAKEWOOD SUBDIVISION OF 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.
Reported Address: 260 LAKESHORE DRIVE, 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, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of March, 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

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.

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Total Fees : 8.00
Receipt Number - 129584
By: Allison Williams, Deputy