

C&S No. 44-15-0197 / Conventional / No
Centar FSB

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 & Stawiaraki, P.C., 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: September 17, 2007

Grantor(s): Debra K Sipcs, as a single person

Original Trustee: Tommy Bastian, Barrett Burke Wilson Castle Daffin & Frappier, LLP

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp. its successors and assigns

Recording Information: Vol. 1067, Page 676, or Clerk's File No. 708416, in the Official Public Records of WALLER County, Texas.

Current Mortgagee: Nationstar Mortgage LLC

Mortgage Servicer: Centar 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 refinanced property.

Date of Sale: 06/02/2015 **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:
LOT ONE (1), BLOCK FIVE (5), OF COUNTRY LANE ESTATES, SECTION FIVE (5), A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 641, PAGE 143 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the WALLER 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 & Stawiaraki, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


Patricia Poston as Substitute Trustee, Nick Poston as Successor Substitute Trustee, Sheila Horak as Successor Substitute Trustee, Deborah Jurasek 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



4524181

FILED AND RECORDED

Instrument Number: 15-045

Filing and Recording Date: 05/11/2016 12:41:22 PM Pages: 2 Recording Fee: \$6.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County.



Debbie Hoffman

Debbie Hoffman, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Stephanie Tompkins, Deputy

Returned To: