

Current Borrower: DAVID BROWN, A MARRIED PERSON JAQUELINE BROWN
MH File Number: TX-16-26845-FC
VA/FHA/PMI Number:
Loan Type: Conventional Residential
Property Address: 35007 BETKA RD, WALLER, TX 77484

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/9/2007

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR AMERICA'S WHOLESALE
LENDER, ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: 1012
Page: 521
Instrument No: 700522

Mortgage Servicer:
Specialized Loan Servicing LLC is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Legal Description: SEE EXHIBIT ATTACHED "A" HERETO AND MADE A PART HEREOF

Grantor(s)/Mortgagor(s):
DAVID BROWN, A MARRIED PERSON
JAQUELINE BROWN

Current Beneficiary/Mortgagee:
The Bank of New York Mellon FKA The Bank of
New York, as Trustee for the certificateholders of
the CWABS, Inc., ASSET-BACKED
CERTIFICATES, SERIES 2007-1

Property County:
WALLER

Mortgage Servicer's Address:
8742 Lucent Blvd Suite 300, Highlands Ranch, CO
80129-2302

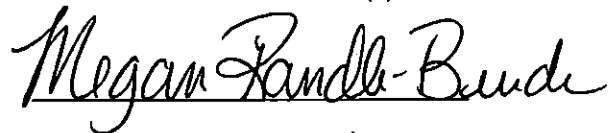
~~Date of Sale:~~ 5/3/2016

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: THE FOYER AT THE SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
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.



Megan Randle-Bender
or Cole D. Patton
or Catherine Allen-Rea
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

16-023
03/24/2016 03:03:57 PM Total Pages: 3 Fee: 5.00
Debbie Hollan, County Clerk - Waller County, TX

EXHIBIT "A"

Being a tract or parcel containing 2.811 acres of land being Tract 2 of Glenmar Farms Subdivision a subdivision of record in Volume 290, Page 201 of the Waller County Deed Records (W.C.D.R.), Waller County, Texas, being that same called 2.811 acre tract of record in Volume 528, Page 663, W.C.D.R., said 2.811 acre tract being more particularly described as follows with all bearings referenced to said Tract 2:

Beginning at an iron rod found for the common northeast corner to said Tract 2, the herein described tract, the northwest corner to that certain called 1.711 acre tract (Tract 1) of record in Volume 281, Page 450, W.C.D.R., in the south right-of-way line of Betka Road (80 feet wide);

Thence, South $00^{\circ}08'00''$ East, 552.20 feet to a fence corner found for the common southeast corner to said Tract 2, the herein described tract, the southwest corner to said Tract 1, in the north line of that certain tract (Tract 6) of record in Volume 975, Page 239 W.C.D.R.;

Thence, WEST, along said north line, 221.90 feet to an iron rod set for the common southwest corner to said Tract 2, the herein described tract and the southeast corner to that certain called 2.809 acre tract (Tract 3) of record in Volume 472, Page 817, W.C.D.R.;

Thence, North $00^{\circ}08'00''$ West, 551.63 feet to an iron rod found for the common northwest corner to said Tract 2, the herein described tract, the northeast corner to said Tract 3, in the south right-of-way line of the aforementioned Betka Road, from which an iron rod found for the intersection of said south right-of-way line and the east right-of-way line of Cochran Road (80 feet wide) bears South $89^{\circ}51'10''$ West, 740.28 feet;

Thence, North $89^{\circ}51'10''$ East, along said south right-of-way line, 221.90 feet to the Point Of Beginning and containing 2.811 acres of land.

FILED AND RECORDED

Instrument Number: 16-023

Filing and Recording Date: 03/24/2016 03:03:57 PM Pages: 3 Recording Fee: \$5.00

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 Hollan

Debbie Hollan, 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.

Daisy Metcalf, Deputy

Returned To: