



Our File Number: 15-09727
Name: THOMAS ROWSHAN

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 25, 2008, THOMAS ROWSHAN, executed a Deed of Trust/Security Instrument conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR COUNTRYWIDE BANK, FSB, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 805747 Volume 1124, Page 644, in the DEED OF TRUST OR REAL PROPERTY records of WALLER COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

WHEREAS, an Order to Proceed with the Notice of Foreclosure Sale and Foreclosure Sale was entered on October 12, 2015, under Cause No. 15-08-23263 in the 506th Judicial District Court of WALLER COUNTY, TEXAS;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 2, 2016**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in WALLER COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

TRACT 80, OF FOREST HILLS ESTATES, SECTION TWO, A SUBDIVISION LOCATED IN THE SIMPSON SCOTT SURVEY, ABSTRACT 248, WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 305, PAGE 823, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.

Property Address: 32660 WILLOW BEND RD
WALLER, TX 77484-3706

Mortgage Servicer: SETERUS, INC.

Noteholder: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
14221 DALLAS PARKWAY, SUITE 1000
DALLAS, TX 75254

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

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.

WITNESS MY HAND this 11th day of July, 2016.

Megan Randle-Bender, Wes Wheat, Leb Kemp, Evan Press, Amy Bowman, Kelley Burns, Traci Yeaman, Reid Ruple, Matthew Wolfson, Vince Ross, Tanya Graham, Chris Demarest, Daniel Willsie, David Russell, Dann Porter, Dana Denen, Cindy Denen, Substitute Trustees

Marinosci & Law Group
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED AND RECORDED

Instrument Number: 16-044

Filing and Recording Date: 07/11/2016 08:39:40 AM Pages: 2 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: