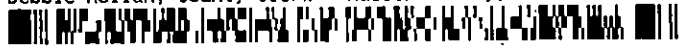


4007 AVENUE B
BROOKSHIRE, TX 77423

16-079

11/29/2016 04:02:18 PM Total Pages: 3 Fee: 5.00
Debbie Hollan, County Clerk - Waller County, TX



00000005825856

NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: January 03, 2017

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE FOYER AT THE SOUTH ENTRANCE OF THE WALLER COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 05, 2006 and recorded in Document VOLUME 0969, PAGE 770 real property records of WALLER County, Texas, with DONALD SHAILOW AND CHERRY SHAILOW, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DONALD SHAILOW AND CHERRY SHAILOW, securing the payment of the indebtednesses in the original principal amount of \$132,965.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD SUITE 200-A
ANAHEIM, CA 92806

MEGAN L. RANDLE-BENDER, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, KRISTIE ALVAREZ, JULIAN PERRINE, DOUG WOODARD, MATT WOLFSON, OR CHRIS DEMAREST
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

My name is Megan L. Randle-Bender and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 11/29/16 I filed at the office of the WALLER County Clerk and caused to be posted at the WALLER County courthouse this notice of sale.

Certificate of Posting

Declarant's Name: Megan L. Randle-Bender
Date: 11/29/16

EXHIBIT "A"

LOT EIGHT (8), BLOCK THREE (3), OF POLK SUBDIVISION, A SUBDIVISION OUT OF OUTLOT 39 OF THE TOWN OF BROOKSHIRE, WALLER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF ATTACHED TO DECREE CONFIRMING PARTITION IN CAUSE NO. 5848, BY THE 9TH JUDICIAL DISTRICT COURT, WALLER COUNTY, TEXAS, RECORDED IN VOLUME 198, PAGE 272 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.

FILED AND RECORDED

Instrument Number: 16-079

Filing and Recording Date: 11/29/2016 04:02:18 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.

Stephanie Tompkins, Deputy

Returned To: