Current Borrower: MH File Number: VA/FHA/PMI Number: ANCHEZ AND LORENA SANCHEZ, HUSBANI ND WIFE

TX-15-25457-FC

Loan Type: Property Address:

Conventional Residential

309 HWY 8, GORMAN, TX 76454

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:** 

3/8/2007

Grantor(s)/Mortgagor(s):

JUAN SANCHEZ AND LORENA SANCHEZ,

**HUSBAND AND WIFE** 

Original Beneficiary/Mortgagee:

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

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 2007-5

Recorded in:

Volume: 02494 Page: 00217

Instrument No: 02700868

Mortgage Servicer:

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

Mortgage Servicer's Address:

8742 Lucent Blvd Suite 300, Highlands Ranch, CO

80129-2302

**Property County:** 

**EASTLAND** 

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

**Earliest Time Sale Will Begin:** 1:00PM **Date of Sale:** 12/1/2015

Place of Sale of Property: THE SOUTH ENTRANCE STEPS OF THE EASTLAND COUNTY 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.

Terry Browder, Laura Browder or Marsha Monroe

or Cole D. Patton or Catherine Allen-Rea

McCarthy Holthus - Texas, LLP

ATTN: SALES

1255 West 15th Street, Suite 1060

Plano, TX 75075

## **EXHIBIT "A"**

Being a 9.837 acre tract of land situated in Section 27, Block 1, H & T.C. Ry. Co. Survey, Abstract 207, Eastland County, Texas, the same tract of land conveyed to Michael Snider and wife, Crystal Snider in Volume 1700, Page 121, Official Public Records of Eastland County, Texas, and described as follows;

Beginning at a 1/2" iron rod set at the northeast corner of this tract, on the south line of right of way described in Volume 1039, Page 176, Official Public Records of said county, and located N 61° 30° 02" W - 385.22' from a 4" steel post found at the northeast corner of the Veterans Land Board tract described in Volume 1362, Page 133, Official Public Records of said county

Thence 8 01°30'52" E, a distance of 811.77°, along the boundary of said Veterans Land Board tract, to a ½" iron rod set for a corner;

Thence N 61°35'09" W, a distance of 698.76, along said Veterans Land Board tract, to a 3" steel post found on the east line of the Denver Rainey tract conveyed in Volume 1964, Page 154, Official Public Records of said county;

Thence N 01°26'09" W, a distance of 813.70', along the east line of said Rainey tract, to a ½" iron rod set for a corner;

Thence S 61°22'34" E, a distance of 608.76', along the southerly line of Highway 8, to the POINT OF BEGINNING; said described tract containing 9.837 Acres, more or less.

RECEIVED 8:35 M.

OCT 2 9 2015

EASTLAND COUNTY, TEXAS