

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: February 07, 2017

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

Place: THE FRONT STEPS ON THE SOUTH ENTRANCE OF THE EASTLAND 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 April 24, 2007 and recorded in Document VOLUME 02505, PAGE 00092 real property records of EASTLAND County, Texas, with TINA DANIEL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TINA DANIEL, securing the payment of the indebtednesses in the original principal amount of \$105,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. 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 2007-9 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. SPECIALIZED LOAN SERVICING L.L.C, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SPECIALIZED LOAN SERVICING LLC  
8742 LUCENT BLVD., SUITE 300  
HIGHLANDS RANCH, CO 80129

  
TERRY BROWDER, LAURE BROWDER OR MARSHA MONROE  
Substitute Trustee

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

Certificate of Posting

My name is \_\_\_\_\_  
declare under penalty of perjury that on \_\_\_\_\_  
the EASTLAND County courthouse this notice of sale.

and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I  
filed at the office of the EASTLAND County Clerk and caused to be posted at

Declarant's Name \_\_\_\_\_  
Date: \_\_\_\_\_

RECEIVED 10:40 A  
M.  
CATHY JENTHO, COUNTY CLERK

JAN 13 2017

EASTLAND COUNTY, TEXAS  
By DK Deputy



NOS00000006431340



A TRACT OF LAND SITUATED 77., BLOCK 4. H. & T.C. R.R. CO. SURVEY, ABSTRACT NO 235, EASTLAND COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN THE DEED TO GERALD HICKMAN, RECORDED IN VOLUME 2465, PAGE 248 OFFICAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" A REBAR ROD SET WITH A SET WITH A CAP STAMPED RPLS 1983 IN THE NORTH LINE OF STATE HIGHWAY NO. 6 FOR THE SOUTHERLY MOST SOUTHEAST CORNER OF THE HICKMAN TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO MEL MATTHEWS AND VERA MATTHEWS, RECORDED IN VOLUME 1575, PAGE 189, OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS.

THENCE S. 89 DEG 53' 05" W., 205.96 FEET ALONG THE NORTH LINE OF STATE HIGHWAY NO. 6 TO A CONCRETE MONUMENT FOUND;

THENCE N.00 DEG 36' 53"W., 50.22 FEET TO A CONCRETE MONUMENT FOUND;

THENCE 494.53 FEET ALONG AN ARC CONCAVE TO THE NORTH IN THE NORTH LINE OF STATE HIGHWAY NO. 6 WHOSE RADIUS IS 1918.56 FEET AND LONG CHORD IS N.81 DEG 57' 10" W., 493.16 FEET TO A 1/2" REBAR ROD SET WITH A CAP STAMPED RPLS 1983 (CONTROL MONUMENT) FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE N. 03 DEG 04' 24"W. ( BASE BEARING PER GPS OBSERVATION, WGS 84), 1196.46 FEET TO A 1/2" REBAR ROD SET WITH A CAP STAMPED RPLS 1983 ( CONTROL MONUMENT) FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE N. 86 DEG 57' 45"E., 687.94 FEET TO A 1/2" REBAR ROD SET WITH A CAP STAMPED RPLS 1983 FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT IN AN EAST LINE OF THE HICKMAN TRACT, SAME BEING THE WEST LINE OF THE MATTHEWS TRACT;

THENCE S. 03 DEG 03' 13"E. 1351.95 FEET ALONG THE COMMON LINE BETWEEN THE HICKMAN TRACT AND THE MATTHEWS TRACT TO THE POINT OF BEGINNING AND CONTANING 20.0 ACRES.



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