

2622

NATIONSTAR MORTGAGE LLC (CXE)
LAGRANGE, MARCUS AND DEBRA
12219 WEST RIVER RUN DRIVE, BAYTOWN, TX 77523

FHA 493-9189979-703
Our File Number: 14-019384

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 8, 2009, MARCUS LAGRANGE AND DEBRA LAGRANGE, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, as Grantor(s), executed a Deed of Trust conveying to TOMMY BASTIAN, BARRETT BURKE WILSON, CASTLE DAFFIN AND FRAPPIER, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. in payment of a debt therein described. The Deed of Trust was filed in the real property records of CHAMBERS COUNTY, TX and is recorded under Clerk's File/Instrument Number 2009 46280 Volume 1128, Page 247, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **January 3, 2017** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Chambers 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Chambers, State of Texas:

LOT 241 OF FISHER'S LANDING SECTION THREE (3), A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "B", PAGE 122 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

Property Address: 12219 WEST RIVER RUN DRIVE
BAYTOWN, TX 77523
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPELL, TEXAS 75019

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.

Ron Harmon

SUBSTITUTE TRUSTEE
TOMMY JACKSON OR TIFFANY BEGGS OR RON HARMON OR CAROLYN CICCIO OR EVAN PRESS OR AMY BOWMAN OR REID RUPLE OR MATHIEU WOLFSON OR DAVID RUSSELL OR DANN PORTER OR CHRIS DEMEREST OR KELLEY BURNS OR TANYA GRAHAM OR DANIEL WILLSIE OR LEB KEMP OR TRACI YEAMAN OR WES WHEAT OR DANA DENEN OR CINDY DENEN OR VINCE ROSS
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

FILED FOR RECORD

2016 NOV 14 PM 4:59

Debra J. L. Harmon
COUNTY CLERK
CHAMBERS COUNTY, TEXAS

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 military service to the sender of this notice immediately.

2622

NATIONSTAR MORTGAGE LLC (CXE)
LAGRANGE, MARCUS AND DEBRA
12219 WEST RIVER RUN DRIVE, BAYTOWN, TX 77523

FHA 493-9189979-703
Our File Number: 14-019384

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 8, 2009, MARCUS LAGRANGE AND DEBRA LAGRANGE, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, as Grantor(s), executed a Deed of Trust conveying to TOMMY BASTIAN, BARRETT BURKE WILSON, CASTLE DAFFIN AND FRAPPIER, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. in payment of a debt therein described. The Deed of Trust was filed in the real property records of CHAMBERS COUNTY, TX and is recorded under Clerk's File/Instrument Number 2009 46280 Volume 1128, Page 247, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, January 3, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Chambers 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Chambers, State of Texas:

LOT 241 OF FISHER'S LANDING SECTION THREE (3), A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "B", PAGE 122 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

Property Address: 12219 WEST RIVER RUN DRIVE
BAYTOWN, TX 77523
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

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.

Ron Harmon
SUBSTITUTE TRUSTEE
TOMMY JACKSON OR TIFFANY BEGGS OR RON HARMON OR CAROLYN CICCIO OR EVAN PRESS OR AMY BOWMAN OR REID RUPLE OR MATHEW WOLFSON OR DAVID RUSSELL OR DANN PORTER OR CHRIS DEMEREST OR KELLEY BURNS OR TANYA GRAHAM OR DANIEL WILLSIE OR LEB KEMP OR TRACI YEAMAN OR WES WHEAT OR DANA DENEN OR CINDY DENEN OR VINCE ROSS
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

FILED FOR RECORD

2016 NOV 14 PM 4:59

Matthew J. Deauhin
COUNTY CLERK
CHAMBERS COUNTY, TEXAS

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 military service to the sender of this notice immediately.

2626

File Number: TX-16-7430-MC

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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 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.

WHEREAS, on 2/28/2007, CEDRIC D. PIPER AND JACQUILINE PIPER, HUSBAND AND WIFE, executed a Deed of Trust conveying to CALVIN C. MANN JR. as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR K. HOVNANIAN AMERICAN MORTGAGE, LLC. ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 2007023765, Volume 941, Page 392, and unrecorded loan modification dated 9/2/2010 in the DEED OF TRUST OR REAL PROPERTY records of CHAMBERS 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 had been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/3/2017 beginning not earlier than 10:00 AM, or not later than three hours thereafter, I will sell said Real Estate in CHAMBERS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area 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 at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

LOT TWELVE (12), IN BLOCK FIVE (5) OF FINAL PLAT OF THE COVE AT COTTON CREEK, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED VOLUME 2006, PAGE 13721 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

Property Address: 5026 WIMBERLY LANE, BAYTOWN, TX 77520
Mortgage Servicer: Caliber Home Loans, Inc.
Mortgage Servicer Address: 13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134
Reinstatement Line: (800) 401-6587
Noteholder: U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

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.

WITNESS MY HAND this day, 12-8-16

When recorded please return to:
Caliber Home Loans, Inc. – Document Control
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

Tommy Jackson
Tommy Jackson, Rory Harmon, Tiffany Beas
Substitute Trustee

Shirley Clark
SHIRLEY CLARK
CLERK
CHAMBERS COUNTY, TEXAS

2016 DEC -8 AM 8:42

FILED FOR RECORD



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2627

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 10:00AM or not later than three hours after that time.

Place: THE EASTERN STEPS, SECOND LEVEL (MIDDLE FLOOR) OF THE CHAMBERS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

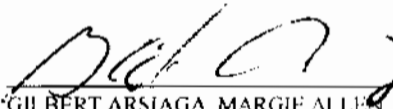
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 12, 2006 and recorded in Document VOLUME 838, PAGE 1; AS AFFECTED BY VOLUME 1542, PAGE 737 real property records of CHAMBERS County, Texas, with EDDIE LAWRENCE AND KATHERLYNE H. LAWRENCE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by EDDIE LAWRENCE AND KATHERLYNE H. LAWRENCE, securing the payment of the indebtednesses in the original principal amount of \$86,255.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

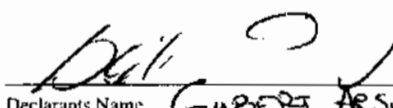
c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



GILBERT ARSIAGA, MARGIE ALLEN, KYLE BARCLAY, OR CRYSTAL ARSIAGA
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 GILBERT ARSIAGA, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 12/12/16 I filed at the office of the CHAMBERS County Clerk and caused to be posted at the CHAMBERS County courthouse this notice of sale



Declarant's Name: GILBERT ARSIAGA
Date: 12/12/16



EXHIBIT "A"

LOT THIRTY-ONE 31, OF CEDAR HILL ESTATES, SECTION ONE, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME "A", PAGE 96 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

FILED FOR RECORD
2016 DEC 12 AM 11:57
Christina A. Johnson
Deputy Clerk
CHAMBERS COUNTY, TEXAS



NOS0000006449805