

C&S No. 44-16-3117 / FHA / Yes
Cenlar FSB

FILED
FEB 13 2017

NOTICE OF TRUSTEE'S SALE

LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS
Mary Sanchez Deputy

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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: November 14, 2013

Grantor(s): Nancy J McGilvray, an unmarried woman

Original Trustee: Allan B. Polunsky

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Primelending, a Plainscapital Company, its successors and assigns

Recording Information: Vol. 096, Page 063, or Clerk's File No. 2013-128519, in the Official Public Records of PECOS County, Texas.

Current Mortgagee: PrimeLending, A PlainsCapital Company

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department
425 Phillips Blvd Ewing, NJ 08618 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 03/07/2017 **Earliest Time Sale Will Begin:** 10:00 AM

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

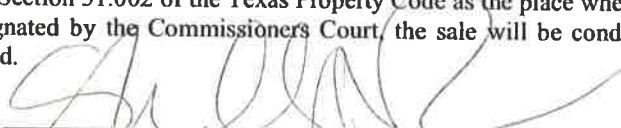
Legal Description:

ALL OF LOTS FOUR AND FIVE (4&5), BLOCK NINETEEN (19), ORIENT ADDITION TO THE CITY OF FORT STOCKTON, PECOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN THE OFFICE OF THE COUNTY CLERK OF PECOS COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the PECOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


Shelley Nail as Substitute Trustee, Lanelle Lynch as Successor Substitute Trustee, Donna Trout as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Faith Flores as Successor Substitute Trustee, Robert Gomez as Successor Substitute Trustee, Matt Hansen as Successor Substitute Trustee, Aleena Litton as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee



4609305

300 S. Everts Street
Fort Stockton, Texas 79735

LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS
By: Mary Sanchez Deputy

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Information:

Date: November 10, 2009

Grantor(s): Jean Burrows, an unmarried man

Original Mortgagee: Urban Financial Group
9175 South Yale Avenue, suite 300
Tulsa, OK 74137

Current Mortgagee: Reverse Mortgage Solutions, Inc.
14405 Walters Road, Suite 200
Houston, Texas 77014

Original Principal Balance: \$70,173.00

Recorded in: 110699 ; Vol. 3 Page 408

Property County: Pecos County

Legal Description: See Exhibit "A" attached hereto and incorporated herein for all purposes.

Sale Information:


Date of Sale: March 7, 2017

Time of Sale: 10:00 a.m. or within three hours thereafter

Place of Sale: On the steps of the east entrance to the Pecos County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Substitute Trustee: Shelley Nail or Lanelle Lynch or Donna Trout or George A. Kurisky, Jr. or Jeffrey B. Hardaway, either to act

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.


Shelley Nail or Lanelle Lynch or Donna Trout or George A. Kurisky, Jr. or Jeffrey B. Hardaway, either to act
Substitute Trustee

c/o Johnson DeLuca Kurisky & Gould, P.C.
4 Houston Center
1221 Lamar, Suite 1000
Houston, Texas 77010



EXHIBIT "A"

ALL OF LOT ONE (1), BLOCK THREE (3), TRACT ONE (1), BROWN ADDITION TO THE CITY OF FORT STOCKTON, PECOS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE COUNTY CLERK OF PECOS COUNTY, TEXAS

FILED
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LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS
By: Mary Sanchez Deputy

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 02/20/2008
Grantor(s): CLINTON COSPER AND KELLEY COSPER, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FRANKLIN AMERICAN MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$129,666.00
Recording Information: Book 360 Page 104 Instrument 102905
Property County: Pecos
Property: LOT FOURTEEN (14), BLOCK NINE (9), TRACT TWO (2), BROWN ADDITION TO THE CITY OF FORT STOCKTON, PECOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION IN CABINET I, PAGE 38 A AND B, PLAT RECORDS OF PECOS COUNTY, TEXAS.
Reported Address: 201 SOUTH SEALS STREET, FORT STOCKTON, TX 79735

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of April, 2017
Time of Sale: 01:00PM or within three hours thereafter.
Place of Sale: AT THE EAST ENTRANCE TO THE COURTHOUSE in Pecos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Pecos County Commissioner's Court.
Substitute Trustee(s): Shelley Nail, Donna Trout, Frederick Britton, Faith Flores, Robert Gomez, Matt Hansen, Aleena Litton, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Shelley Nail, Donna Trout, Frederick Britton, Faith Flores, Robert Gomez, Matt Hansen, Aleena Litton, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Shelley Nail, Donna Trout, Frederick Britton, Faith Flores, Robert Gomez, Matt Hansen, Aleena Litton, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

