

RECORDING REQUESTED BY:

11:55 **POSTED**
A.M. _____ **P.M.**

WHEN RECORDED MAIL TO:

Donna Stockman, Brenda Wiggs, Denise Boerner, Bob
Lee and Janae Urbanczyk
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

MAR 11 2014
GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY LGJ **DEPUTY**

Trustee Sale No. TX08000174-12-2

APN R000033452

Title Order No. TX08000174-12-2

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on December 21, 2006, Donald Nance, Susan Nance as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of Calvin C. Mann, Jr. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for PATRIOT BANK MORTGAGE, INC., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$92,000.00, payable to the order of 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 2007-4 as current Beneficiary, which Deed of Trust recorded on December 27, 2006 as Document No. 611929 in Book 1314, on Page 833 in Erath County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN R000033452

Commonly known as: **1111 N. Neblett Ave, Stephenville, TX 76401**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Angela Lewis, Tim Lewis or Brenda Wiggs or Denise Boerner or Donna Stockman** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and 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 2007-4, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, April 1, 2014 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Erath County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **THE OUTSIDE SOUTH STEPS OF THE COURTHOUSE located at Washington/Graham Streets Stephenville, Texas 76401.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and 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 2007-4's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and 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 2007-4's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any express or implied warranties, except as to the warranted.

WITNESS, my hand this 7th day of March, 2014.



By: **Angela Lewis, Tim Lewis or Brenda Wiggs or Denise Boerner or Donna Stockman**
Substitute Trustee(s)

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.

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT "A"

All that certain 0.20 acres out of the Westerly part of Lot 6, Block 4, of the McAlister Subdivision of Blocks 1 thru 4 of the Sloan First Addition to the City of Stephenville, Erath County, Texas, as shown by a plat thereof recorded in Volume 294, Page 102, Deed Records of Erath County, Texas, and according to King's 1956 Map of said City, dedication and adoption thereof recorded in Volume 381, Page 105, Deed Records of Erath County, Texas, and the 0.20 acres being described as follows:

BEGINNING at a ½" iron rod found at SWC of Lot 6, Block 4, Sloan First Addition, for SWC of this tract;

THENCE N. 30 00 W. (base bearing) with East line of N. Neblett Avenue, 76.12 feet to a ½" bolt found at NWC of Lot 6 and SWC of Lot 5, for NWC of this tract;

THENCE N. 60 00 E. with South line of Lot 5, a distance of 114.50 feet to a point in North line of Lot 6, being N. 23 36 E. 1.50 feet from corner of a wood fence, for NEC of this tract;

THENCE S. 29 37 25 E. with West line of the Easterly 84' of Lot 6, described in deed to Wilma K. Richey, recorded in Volume 530, Page 105, Deed Records of Erath County, Texas, 76.12 feet to an "x" found on concrete curb, at South line of Lot 6, for SEC of this tract;

THENCE S. 60 00 W. with North line of W. Elm Street, 114.0 feet to the PLACE OF BEGINNING, containing 0.20 acres.