

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD, 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.

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ERATH

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Note: Note dated June 27, 2007 executed and delivered by Christopher C. Roundtree and Charity Roundtree to Countrywide Home Loans, Inc., dba America's Wholesale Lender

Security Instrument: Deed of Trust, dated June 27, 2007, executed and delivered by Christopher C. Roundtree and Charity Roundtree to Countrywide Home Loans, Inc., dba America's Wholesale Lender, to secure payment of that certain Note, recorded and that certain Affidavit - Deed of Trust, recorded on December 21, 2007, as Instrument Number 200700014357, in Volume 1364, Page 0592, in Erath County, Texas.

Original Creditor: Countrywide Home Loans, Inc., dba America's Wholesale Lender

Current Owner and Holder: The Bank of New York Mellon Trust Company, N.A., as trustee on behalf of CWABS Asset-Backed Certificates Trust 2007-12 ("Bony")

Loan Servicer: Green Tree Servicing LLC ("Green Tree"), 7360 S. Kyrene Rd., Tempe, AZ 85283, by virtue of a loan servicing agreement

Appointed Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS, BARBARA DAVIS, MARCIA ELLING
9065 Jollyville, Suite 203A, Austin, TX 78759

Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.

AND
T. J. RINEY, J.O. CREWSE, S.G. HARVEY, B.K. PACKARD,
5420 LBJ Freeway, Suite 220, Dallas, TX 75225

POSTED
A.M. 2:59 P.M.

The Substitute Trustees are authorized to sell the Premises at public venue to

AUG 11 2014
GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY [Signature] DEPUTY

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| PROPERTY ADDRESS: 531 West Grm St. Stephenville, TX 76401 | RP FILE NO. GTNY02-10 | BORROWER: Roundtree, Christopher C. & Charity GREEN TREE ACCOUNT #: 82233168 |
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the highest bidder or bidders, for cash.

Property to be sold: 531 West Grm St., Stephenville, TX 76401, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

Date of Sale: Tuesday, September 2, 2014.

Time of Sale: The sale will begin no earlier than 1:00 PM and no later than three (3) hours thereafter.

Location of Sale: At the County Courthouse in Erath County, Texas, on the South steps of the courthouse, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Erath County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designated by the Commissioner's Court of Erath County, Texas.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Security Instrument, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will

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be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

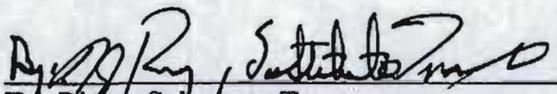
Type of Sale:

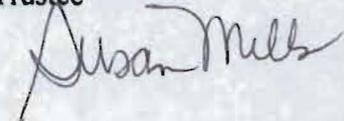
The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Christopher C. Roundtree and Charity Roundtree.

Default and Notice:

Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Christopher C. Roundtree and Charity Roundtree and any and all other necessary parties with regard to the defaulted indebtedness. Green Tree has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: August 8, 2014.


T.J. Riney, Substitute Trustee



AFTER RECORDING, PLEASE RETURN TO:

Riney Packard, PLLC
Attn: T.J. Riney
Two Lincoln Centre
5420 LBJ Freeway, Suite 220
Dallas, Texas 75240

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| PROPERTY ADDRESS: 531 West Grn St. Stephenville, TX 76401 | RP FILE NO. GTNY02-10 | BORROWER: Roundtree, Christopher C. & Charity GREEN TREE ACCOUNT #: 82233168 |
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EXHIBIT "A"

Lot 3 and the Southerly 13.7 feet of Lot 2, in Block 59, of the City of Stephenville, Erath County, Texas, according to King's 1956 Map of Stephenville, dedication and adoption thereof recorded in Volume 381, Page 105, Deed Records of Erath County, Texas.

PROPERTY ADDRESS:
531 West Grn St.
Stephenville, TX 76401

RP FILE NO. GTNY02-10

BORROWER: Roundtree, Christopher C. & Charity
GREEN TREE ACCOUNT #: 82233168