

1725 6TH STREET
HEMPSTEAD, TX 77445

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: April 05, 2016~~

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

Place THE FOYER AT THE SOUTH ENTRANCE OF THE WALLER 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 July 12, 2001 and recorded in Document VOLUME 0694, PAGE 928 real property records of WALLER County, Texas, with JEULENE SAMS, grantor(s) and TRAVELERS BANK & TRUST, FSB, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JEULENE SAMS, securing the payment of the indebtednesses in the original principal amount of \$56,569.71, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND II TRUST. 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. STATEBRIDGE COMPANY LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o STATEBRIDGE COMPANY LLC
5680 GREENWOOD PLAZA BLVD SUITE 100S
GREENWOOD VILLAGE, CO 80111

Megan L. Bender

DEBBY JURASEK, MEGAN L. BENDER OR AMY JURASEK
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Megan L. Bender, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 03/14/16 I filed at the office of the WALLER County Clerk and caused to be posted at the WALLER County courthouse this notice of sale.

[Signature]

Declarant's Name: Megan L. Bender
Date: 03/14/16



EXHIBIT "A"

THE SOUTH ONE-HALF (S/2) OF LOT SEVEN (7), ALL OF LOT EIGHT (8), AND THE NORTH ONE-HALF (N/2) OF LOT NINE (9) IN BLOCK FOUR HUNDRED TWENTY-THREE (423) OF THE TOWN OF HEMPSTEAD, WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PPLAT THEREOF RECORDED IN VOLUME 106 AT PAGE 311 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.



NOS0000004521498

FILED AND RECORDED

Instrument Number: 16-022

Filing and Recording Date: 03/14/2016 12:43:54 PM Pages: 3 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Stephanie Tompkins, Deputy

Returned To: