

NOTICE OF FORECLOSURE SALE

1. **Property to Be Sold.** The property to be sold is described as follows:

A CERTAIN 0.75 ACRE TRACT OF LAND, MORE OR LESS, CALLED TRACT FIVE (5) OF OUTLOT NO. 8 OF THE KELLNER ADDITION TO THE CITY OF BROOKSHIRE, WALLER COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED FROM JOE NICHOLS AND WIFE, MADELYN NICHOLS TO EDWARD JACKSON DATED JANUARY 24, 1961 AND RECORDED IN VOLUME 164, PAGE 157, DEED RECORDS, WALLER COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN THE DEED FROM JOHNNIE M. JACKSON, ET AL TO CLAUDE JACKSON DATED FEBRUARY 12, 1992, AND RECORDED IN VOLUME 470, PAGE 164, DEED RECORDS, WALLER COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/14/2001 and recorded in Book 0688 Page 615 Document 013164 real property records of Waller County, Texas.

3. **Date, Time, and Place of Sale.**

Date: 02/03/2015

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Waller County Courthouse, Texas, at the following location: THE FOYER AT THE SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

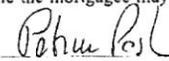
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

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 deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by DONNA BLAIR JACKSON CONNER AND KERION V. CONNER, provides that it secures the payment of the indebtedness in the original principal amount of \$104,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2003-1, ASSET BACKED CERTIFICATES, SERIES 2003-1 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2003-1, ASSET BACKED CERTIFICATES, SERIES 2003-1 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.



PATRICIA POSTON, DEBORAH JURASEK, NICK POSTON,
MEGAN RANDLE-BENDER OR SHEILA HORAK
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

13-001749-670
4519 SOUTH STREET
BROOKSHIRE, TX 77423

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.



4505608

FILED AND RECORDED

Instrument Number: 15-001

Filing and Recording Date: 01/12/2015 12:28:41 PM Pages: 2 Recording Fee: \$6.00

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.

Kim Imhoff, Deputy

Returned To: