



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

You, Javier Herrera and Edita Herrera aka Edita Maldonado, are hereby notified that on Tuesday, November 3, 2015 between the hours of 10:00 a.m. and 1:00 p.m., at the Waller County Courthouse, located at 836 Austin Street, in the city of Hempstead, County of Waller, State of Texas 77445 or wherever else designated by the commissioner's court for foreclosures, I the undersigned will sell at public auction to the highest bidder for cash the following real property:

Lots Forty (40) and Forty-One (41), in Block Six (6) of OAK HOLLOW - SECTION 1, a subdivision in Waller County, Texas according to the map or plat thereof recorded in Volume 367, Page 906 of the Deed Records of Waller County, Texas, together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2009 MHDMAN00000457 DBA Karsten Homes - Breckenridge; Model: 94KAR30603AH09; Serial No.: BRK001290TXA/B; Label/Seal No.: PFS1059005/6 which manufactured home has been placed on the real property.

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 174 Dogwood Drive, Magnolia, Texas 77355.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated April 29, 2013 in the original principal sum of \$96,058.21, executed by you as Maker to Vanderbilt Mortgage and Finance Inc., as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated April 29, 2013. The Deed of Trust was executed by you as Grantor to K. Clifford Littlefield as Trustee for the benefit of Vanderbilt Mortgage and Finance, Inc., and was recorded in the real property records of Waller County, Texas. Vanderbilt Mortgage and Finance, Inc., the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments to Vanderbilt Mortgage and Finance, Inc. as agreed.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff good through October 11, 2015 is \$103,672.55. Said balance continues to accrue interest per day. The debt has been accelerated because you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated September 30, 2015. As successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Questions concerning this matter may be made to the undersigned at 713-521-0800 or by mail at 440 Louisiana, Suite 1110, Houston, Texas 77002.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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.

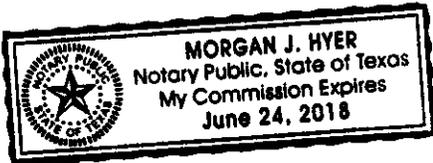
Dated this 5th day of October, 2015.

By: [Signature]
Monica Schulz Orlando, Trustee
or Michael Gary Orlando, Trustee
or Rhonda Bennetsen

STATE OF TEXAS §

COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO BEFORE ME on this 5th day of October, 2015,
by Monica Schulz Orlando.



[Signature]
NOTARY PUBLIC In and For
The State of Texas

Printed Name: Morgan Hyer

My Commission Expires: 6/24/18

FILED AND RECORDED

Instrument Number: 15-075

Filing and Recording Date: 10/06/2015 01:41:13 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.

Daisy Metcalf, Deputy

Returned To: