

Current Borrower: MONICA MENDOZA, A SINGLE WOMAN
MH File Number: TX-15-25830-FC
VA/FHA/PMI Number:
Loan Type: FannieMae
Property Address: 45625 - 45627 CHAPMAN, PRAIRIE VIEW, TX 77446

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/3/2012

Grantor(s)/Mortgagor(s):
MONICA MENDOZA, A SINGLE WOMAN

Original Beneficiary/Mortgagee:
JPMORGAN CHASE BANK, N.A.

Current Beneficiary/Mortgagee:
Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

Recorded in:
Volume: 1331
Page: 846
Instrument No: 1206668

Property County:
WALLER

Mortgage Servicer:
Seterus, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
14523 SW Millikan Way, Suite 200, Beaverton, OR 97005

Legal Description: LOT 1, IN BLOCK 3, OF BROOKSIDE MEADOW, SUBDIVISION (REPLAT), A SUBDIVISION LOCATED IN THE JUSTO LIENDO SURVEY, ABSTRACT 41, CITY OF PRAIRIE VIEW, WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 951, AT PAGE 672 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

Date of Sale: 1/5/2016

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: THE FOYER AT THE SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(f): 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.



Megan Randle-Bender
or Cole D. Patton
or Catherine Allen-Rea
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

15-085
12/14/2015 01:34:55 PM Total Pages: 2 Fee: 5.00
Debbie Hollan, County Clerk - Waller County, TX

FILED AND RECORDED

Instrument Number: 15-085

Filing and Recording Date: 12/14/2015 01:34:55 PM Pages: 2 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: