

Our File Number: 14-17291  
Name: JAMES B. ADAMS AND SHEILA M. ADAMS

### **NOTICE OF TRUSTEE'S SALE**

WHEREAS, on or about JULY 24, 2004, JAMES B. ADAMS AND SHEILA M. ADAMS, executed a Deed of Trust/Security Instrument conveying to AMERIQUEST MORTGAGE COMPANY, as Trustee, the Real Estate hereinafter described, to AMERIQUEST MORTGAGE COMPANY, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 405815, Volume 0851, Page 101, in the DEED OF TRUST OR REAL PROPERTY records of WALLER COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust /Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on JULY 2, 2015, under Cause No. 15-05-23114 in the 506<sup>TH</sup> Judicial District Court of WALLER COUNTY, TEXAS.;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, JANUARY 5, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in WALLER COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT NINE (9), IN TENNOAKS, A SUBDIVISION LOCATED IN THE NUMA DEMIRIONDE SURVEY, ABSTRACT 223, AND THE PRESTON PEVEHOUSE SURVEY, ABSTRACT 235, WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 326, PAGE 411 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.

Property Address: 25057 TENN OAKS RD  
HOCKLEY, TX 77447

Mortgage Servicer: SPECIALIZED LOAN SERVICING, LLC

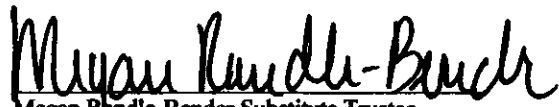
Noteholder: WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF  
PARK PLACE SECURITIES, INC., ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2004-MCW1  
8742 LUCENT BLVD  
HIGHLANDS RANCH, CO 80129-2302

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

#### **ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this day, December 14, 2015.

  
Megan Randle-Bender Substitute Trustee

Marinosci Law Group PC  
Marinosci & Baxter  
14643 Dallas Pkwy, Suite 750  
Dallas, TX 75254  
(972) 331-2300



4554200

15-087  
12/14/2015 01:38:06 PM Total Pages: 2 Fee: 5.00  
Debbie Hollan, County Clerk - Waller County, TX

## FILED AND RECORDED

**Instrument Number: 15-087**

**Filing and Recording Date: 12/14/2015 01:38:06 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*

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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: