

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 05, 2007 and recorded in Document VOLUME 1052, PAGE 365, AS AFFECTED BY VOLUME 1310, PAGE 666 real property records of WALLER County, Texas, with ANA D ALFARO AND SANTOS ALFARO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ANA D ALFARO AND SANTOS ALFARO, securing the payment of the indebtednesses in the original principal amount of \$130,089.30, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DLJ MORTGAGE CAPITAL, INC. 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. PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP.
ONE MORTGAGE WAY
MT. LAUREL, NJ 08054



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.



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



EXHIBIT "A"

BEING AN 11.028 ACRE TRACT OF LAND OUT OF A CALLED 143.037 ACRE TRACT OF LAND LOCATED IN THE S. LIKEN SURVEY, ABSTRACT 303 (THE H. & T.C. R.R. SURVEY SECTION 24) DESCRIBED IN DEED RECORDED IN VOLUME 414, PAGE 174 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.

COMMENCING AT A 5/8 INCH IRON ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF MIKESKA ROAD AND THE EAST RIGHT-OF-WAY LINE OF ADAMS FLAT ROAD;

THENCE NORTH 05 DEG. 19 MIN. 30 SEC. WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ADAMS FLAT ROAD, A DISTANCE OF 720.48 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 05 DEG. 19 MIN. 30 SEC. WEST, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ADAMS FLAT ROAD, A DISTANCE OF 328.82 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 89 DEG. 54 MIN. 26 SEC. EAST, A DISTANCE OF 1482.50 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 00 DEG. 03 MIN. 47 SEC. WEST, A DISTANCE OF 327.45 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 89 DEG. 54 MIN. 26 SEC. WEST, A DISTANCE OF 1451.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.028 ACRES OF LAND, MORE OR LESS.



NOS0000005320569

FILED AND RECORDED

Instrument Number: 16-021

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: