



SPECIALIZED LOAN SERVICING LLC (SPZ)  
BROWN, DAVID  
35007 BETKA ROAD, WALLER, TX 77484

CONVENTIONAL  
Firm File Number: 16-026267

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 9, 2007, DAVID BROWN, A MARRIED PERSON, as Grantor(s), executed a Deed of Trust conveying to CTC REAL ESTATE SERVICES, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICA'S WHOLESAL LENDER ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of WALLER COUNTY, TX and is recorded under Clerk's File/Instrument Number 700522 Volume 1012, Page 521, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

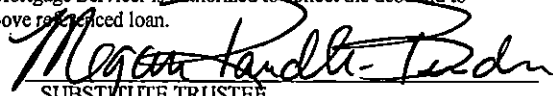
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, February 7, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Waller county, pursuant 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Waller, State of Texas:

BEING A TRACT OR PARCEL CONTAINING 2.811 ACRES OF LAND BEING TRACT 2 OF GLENMAR FARMS SUBDIVISION A SUBDIVISION OF RECORD ON VOLUME 290, PAGE 201 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), WALLER, COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address:	35007 BETKA ROAD WALLER, TX 77484
Mortgage Servicer:	SPECIALIZED LOAN SERVICING LLC
Noteholder:	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-1 8742 LUCENT BLVD SUITE 300 HIGHLANDS RANCH, COLORADO 80129

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.



SUBSTITUTE TRUSTEE  
Megan Randle-Bender or Rebecca Bolton  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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 military service to the sender of this notice immediately.**

EXHIBIT "A"

STATE OF TEXAS     §  
                              §  
                              §  
                              §  
                              §  
COUNTY OF WALLER §

Being a tract or parcel containing 2.811 acres of land being Tract 2 of Glenmar Farms Subdivision a subdivision of record un Volume 290, Page 201 of the Waller County Deed Records (W.C.D.R.), Waller County, Texas, being that same called 2.811 acre tract of record in Volume 528, Page 663, W.C.D.R., said 2.811 acre tract being more particularly described as follows with all bearings referenced to said Tract 2:

Beginning at an iron rod found for the common northeast corner to said Tract 2, the herein described tract, the northwest corner to that certain called 1.711 acre tract (Tract 1) of record in Volume 281, Page 450, W.C.D.R., in the south right-of-way line of Betka Road (80 feet wide);

Thence, South 00°08'00" East, 552.20 feet to a fence corner found for the common southeast corner to said Tract 2, the herein described tract, the southwest corner to said Tract 1, in the north line of that certain tract (Tract 6) of record in Volume 975, Page 239 W.C.D.R.;

Thence, WEST, along said north line, 221.90 feet to an iron rod set for the common southwest corner to said Tract 2, the herein described tract and the southeast corner to that certain called 2.809 acre tract (Tract 3) of record in Volume 472, Page 817, W.C.D.R.;

Thence, North 00°08'00" West, 551.63 feet to an iron rod found for the common northwest corner to said Tract 2, the herein described tract, the northeast corner to said Tract 3, in the south right-of-way line of the aforementioned Betka Road, from which an iron rod found for the intersection of said south right-of-way line and the east right-of-way line of Cochran Road (80 feet wide) bears South 89°51'10" West, 740.28 feet;

Thence, North 89°51'10" East, along said south right-of-way line, 221.90 feet to the Point Of Beginning and containing 2.811 acres of land.

## FILED AND RECORDED

**Instrument Number: 17-009**

Filing and Recording Date: 01/17/2017 04:32:56 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*

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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.

Kim Imhoff, Deputy

Returned To: