2775 FOOTS WILSON RD
BROOKSHIRE, TX 77423

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## 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:    August 07, 2018

   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 October 26, 2004 and recorded in Document VOLUME 0865, PAGE 227; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 1508618 real property records of WALLER County, Texas, with MANUEL MUNOZ AND SUE GLASER MUNOZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MANUEL MUNOZ AND SUE GLASER MUNOZ, securing the payment of the indebtednesses in the original principal amount of $91,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-12 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD SUITE 200-A
ANAHEIM, CA 92806

DEBBY JURASEK, MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
    4004 Belt Line Road, Suite 100
    Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the WALLER County Clerk and caused to be posted at the WALLER County courthouse this notice of sale.

Declarants Name: _____
Date: _____

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**EXHIBIT "A"**

LOT OR TRACT 9, IN THE STEPHEN F. AUSTIN FARMS SUBDIVISION CONTAINING 2.50 ACRES OF LAND, SAID SUBDIVISION SITUATED IN AND BEING A PART OF THE FRANCES BINGHAM LABOR, A-14, WALLER COUNTY, TEXAS, ACCORDING TO THE ACCEPTED MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 357, PAGE 204 OF THE DEED RECORDS, WALLER COUNTY, TEXAS.

# FILED AND RECORDED

**Instrument Number: 18-056**

Filing and Recording Date: 07/16/2018 10:01:12 AM  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, County Clerk
Waller County, Texas

Donna Sheridan, Deputy

Returned To: