

C&S No. 44-18-0719 / FHA / Yes
Cenlar FSB

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: October 23, 2015

Grantor(s): Gary Gene Mitchell and Stephanie La.Ruth McBride, husband and wife

Original Trustee: Nancy J Schriedel P.C.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for Equity Loans, LLC dba Equity Prime Mortgage, its successors and assigns

Recording Information: Vol. 1268, Page 61, in the Official Public Records of MILAM County, Texas.

Current Mortgagee: Pingora Loan Servicing, LLC

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department
425 Phillips Blvd Ewing, NJ 08618 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 05/01/2018 **Earliest Time Sale Will Begin:** 10:00 AM

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.


Legal Description:

BEING LOTS 20, 22 AND 24 IN BLOCK 1 OF THE ACKERMAN ADDITION, AN UNRECORDED SUBDIVISION LOCATED IN THE CITY OF ROCKDALE, MILAM COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the MILAM County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite
900A
Houston, TX 77060
(281) 925-5200


Pete Florez as Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Maryna Danielian as Successor Substitute Trustee, Patricia Sanders as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Jack Burns II as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Kristie Alvarez as Successor Substitute Trustee, Julian Perrine as Successor Substitute Trustee, Dan Hart as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Pamela Thomas as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee



4653579

Filed 9th day of April
in 2018, At 2:50P M.
BARBARA VANSO
County Clerk, Milam County, Texas
By James Northcott
Deputy

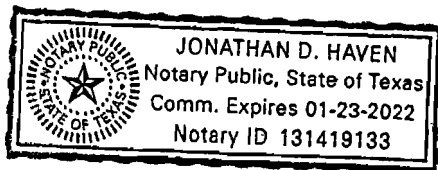
STATE OF TEXAS

COUNTY OF Brazos

Before me, the undersigned Notary Public, on this day personally appeared Pete Flores as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office this 9th day of April, 2018.

[Signature]
Notary Public
Signature



Filed 9th day of April
in 2018, At 2:50 P.M.
BARBARA VANS
County Clerk, Milam County, Texas
By Jennifer Northcott
Deputy