

Patricia Guillory  
Warren Guillory  
401 Avenue J  
Winnie, Texas 77665  
Our file #1017-029F

**ATTENTION SERVICE MEMBERS:**

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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

**NOTICE OF TRUSTEE'S SALE**

**WHEREAS**, on January 18, 2007, Patricia Guillory and Warren Guillory executed a Deed of Trust conveying to Baxter & Schwartz P.C., a Trustee, the Real Estate hereinafter described, to secure Nationstar Mortgage LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 22378 in the Real Property Records of Chambers County, Texas; and

**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, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

**WHEREAS**, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, September 4, 2018, the foreclosure sale will be conducted in Chambers County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Chambers, State of Texas:

**PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.**

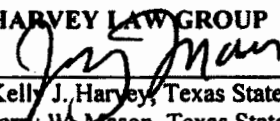
Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is The Bank Of New York Mellon f/k/a The Bank Of New York as Trustee for Nationstar Home Equity Loan Trust 2007-B. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppel, TX 75019.


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

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Substitute and Successor Substitute Trustees are identified below.

HARVEY LAW GROUP

  
\_\_\_\_\_  
Kelly J. Harvey, Texas State Bar No. 09180150  
Jerry W. Mason, Texas State Bar No. 24081794  
Attorneys for Mortgagee and Mortgage Servicer  
Date: 8/9/2018

  
**Tommy Jackson, Substitute Trustee, or  
Tiffany Beggs, Successor Substitute Trustee, or  
Ron Harmon, Successor Substitute Trustee, or  
Carolyn Ciccio, Successor Substitute Trustee, or  
Tommy Jackson, Successor Substitute Trustee, or  
Ron Harmon, Successor Substitute Trustee, or  
Tiffany Beggs, Successor Substitute Trustee, or  
Carolyn Ciccio, Successor Substitute Trustee**

Notice sent by:  
**HARVEY LAW GROUP**  
P.O. Box 131407  
Houston, Texas 77219  
Tel.: (832) 922-4000  
Fax: (832) 922-6262

File No. TVM177318

Page 10 of 10  
2007 BK VOL PG  
22378 CR 930 25

**APPENDIX A  
Legal Description**

BEING A PART OF THE W. W. GREGORY SURVEY, ABSTRACT 651, CHAMBERS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON THE SOUTH BOUNDARY LINE OF THE W. W. GREGORY SURVEY, ABSTRACT NO. 651, AT A POINT WHICH IS THE CENTERPOINT OF THE NORTH BOUNDARY LINE OF THE I. P. DAVIS SURVEY, ABSTRACT NO. 642;

THENCE WEST WITH THE SOUTH BOUNDARY LINE OF SAID GREGORY SURVEY A DISTANCE OF 125 FEET TO A POINT FOR A CORNER;

THENCE NORTH, AND PARALLEL WITH THE WEST BOUNDARY LINE OF SAID GREGORY SURVEY, A DISTANCE OF 150 FEET TO A POINT FOR A CORNER;

THENCE EAST, AND PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID GREGORY SURVEY, A DISTANCE OF 125 FEET TO A POINT FOR CORNER;

THENCE SOUTH, PARALLEL WITH THE WEST BOUNDARY LINE OF SAID GREGORY SURVEY, A DISTANCE OF 150 FEET TO THE PLACE OF BEGINNING.

MORE COMMONLY KNOWN AS: 401 AVENUE J, STOWELL, TEXAS  
PARCEL NO. 0006811

**End Legal Description**

CAUSE NO. 18DCV0179

IN RE ORDER FOR FORECLOSURE  
CONCERNING

401 AVENUE J,  
WINNIE, TEXAS 77665

UNDER TEX. R. CIV. PROC. 736

§  
§  
§  
§  
§  
§  
§

IN THE DISTRICT COURT OF

CHAMBERS COUNTY, TEXAS

344TH JUDICIAL DISTRICT

**ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE  
AND FORECLOSURE**

Came on for consideration the Motion for Entry of Default Order Allowing Foreclosure filed by The Bank Of New York Mellon f/k/a The Bank Of New York as Trustee for Nationstar Home Equity Loan Trust 2007-B ("Petitioner"), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The Court finds that no response has been filed and that the return of service has been on file for at least 10 days and that this is an *in rem* proceeding.

Pursuant to Rule 736.8(b), the Court further finds that the Petitioner has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on March 16, 2017, the Petitioner gave the Respondents proper Notice of Default;
- the default was not cured and the Note was accelerated on November 7, 2017; and
- the loan is due for the June 1, 2017 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 401 Avenue J, Winnie, Texas 77665 (the "Property") which has the following legal description:

PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS  
EXHIBIT "A" AND INCORPORATED HEREIN.


(3) The name and last known address of each respondent subject to this Order is/are:

- Patricia Guillory, PO Box 74, Stowell Texas 77661
- Warren Guillory, PO Box 74, Stowell Texas 77661

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument number 22378 of the real property records of Chambers County, Texas.


IT IS THEREFORE ORDERED that the Petitioner may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

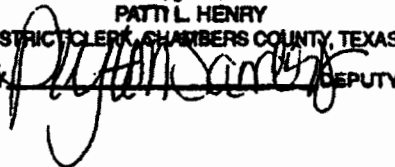
SIGNED this 25 day of June, 2018.

  
 \_\_\_\_\_  
 JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By:   
 Kelly J. Harvey  
 SBN: 09180150  
 Kelly@kellyharvey.com  
 Jerry W. Mason  
 SBN: 24081794  
 jerry@kellyharvey.com  
 P.O. Box 131407  
 Houston, Texas 77219  
 Tel. (832) 922-4000  
 Fax. (832) 922-6262  
 ATTORNEYS FOR PETITIONER

THIS THE 25<sup>th</sup> <sup>FILED</sup> DAY OF June  
 A.D. 20 18 AT 10:40 O'CLOCK AM  
 PATTI L. HENRY  
 DISTRICT CLERK, CHAMBERS COUNTY, TEXAS  
 BY:  DEPUTY

File No. TVM177318

Page 10 of 10  
2007 BK JUL 16  
2278 BR 920 25

**APPENDIX A**  
**Legal Description**

**BEING A PART OF THE W. W. GREGORY SURVEY, ABSTRACT 651, CHAMBERS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING ON THE SOUTH BOUNDARY LINE OF THE W. W. GREGORY SURVEY, ABSTRACT NO. 651, AT A POINT WHICH IS THE CENTERPOINT OF THE NORTH BOUNDARY LINE OF THE I. P. DAVIS SURVEY, ABSTRACT NO. 642;**

**THENCE WEST WITH THE SOUTH BOUNDARY LINE OF SAID GREGORY SURVEY A DISTANCE OF 125 FEET TO A POINT FOR A CORNER;**

**THENCE NORTH, AND PARALLEL WITH THE WEST BOUNDARY LINE OF SAID GREGORY SURVEY, A DISTANCE OF 150 FEET TO A POINT FOR A CORNER;**

**THENCE EAST, AND PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID GREGORY SURVEY, A DISTANCE OF 125 FEET TO A POINT FOR CORNER;**

**THENCE SOUTH, PARALLEL WITH THE WEST BOUNDARY LINE OF SAID GREGORY SURVEY, A DISTANCE OF 150 FEET TO THE PLACE OF BEGINNING.**

**MORE COMMONLY KNOWN AS: 401 AVENUE J, STOWELL, TEXAS  
PARCEL NO. 0008611**

**End Legal Description**

**FILED FOR RECORD IN:  
Chambers County  
On: 8/13/2018 11:46:37 AM  
Doc Number: 2018-2789  
Number of Pages: 6  
Amount: 0.00  
Order#: 20180813000028  
By: LB**



**Heather H. Hawthorne, County Clerk**

Recorded: *Keslie Borne*



\*UG-165-2018-2790\*

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.**

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS, BUDDY ALAN COSTLOW AND KAREN COSTLOW, HUSBAND AND WIFE** delivered that one certain Deed of Trust dated NOVEMBER 19, 2009, which is recorded in INSTRUMENT NO. 2009-49820 of the real property records of CHAMBERS County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$96,390.00 payable to the order of GATEWAY MORTGAGE GROUP, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and**

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

**WHEREAS, GATEWAY MORTGAGE GROUP, LLC, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.**


**NOTICE IS HEREBY GIVEN** that on Tuesday, OCTOBER 2, 2018, beginning at 10:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.**

The sale will occur at that area designated by the Commissioners Court of CHAMBERS County, Texas, for such sales (OR AT INSIDE THE COURTHOUSE ON THE EASTERN-MDST STEPS OF THE SECOND LEVEL (MIDDLE FLOOR)).

**NOTICE IS FURTHER GIVEN** that the address of GATEWAY MORTGAGE GROUP, LLC, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: AUGUST 13, 2018.

  
SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR TOMMY JACKSON OR  
RON HARMON

FILE NO.: GMG-1807  
PROPERTY: 201 CAIN ROAD  
ANAHUAC, TEXAS 77514

BUDDY ALAN COSTLOW

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263

EXHIBIT "A"

FIELD NOTES of a 0.897 of an acre tract of land situated in the Green B. Jarmon Survey, Abstract No. 166, Chambers County, Texas, and being the same tract of land conveyed to Harvey Williams by John Portenberry by deed dated February 26, 1986, and recorded in Volume 604 at Page 317 of the Deed Records of Chambers County, Texas. This 0.897 of an acre of land is more particularly described by notes and bounds as follows, to-wit:

**BEGINNING** at a 1/2 inch iron rod found for the Southwest corner of this tract of land and the Southeast corner of a 0.149 of an acre tract called TRACT TWO in a deed from Texas Commerce Bank, Trustee, to Robert Goules and Frances L. Goules dated March 26, 1982, and recorded in Volume 342 at Page 293 of the Official Public Records of Chambers County, Texas. This **BEGINNING** corner is in the North right of way line of Cain Road, 70 foot right of way, and from this corner a 1 inch aluminum pipe found at a chain link fence corner bears South 39° 40' 35" East 0.66 feet.

**THENCE** North 01° 21' 30" West with the West line of this tract of land and the East line of said TRACT TWO a distance of 260.50 feet to a 3/4 inch galvanized iron pipe found for the Northwest corner of this tract of land and the Northwest corner of said TRACT TWO. This corner is in the South line of a tract of land conveyed to S. Carl Therp by Leibel Pickens by deed dated August 2, 1988, and recorded in Volume 308 at Page 737 of the Deed Records of Chambers County, Texas.

**THENCE** North 88° 38' 30" East with the North line of this tract of land and the South line of the Therp tract of land a distance of 150.00 feet to a 1/2 inch iron rod with cap set for the Northeast corner of this tract of land and the Northwest corner of a 0.897 of an acre tract of land conveyed to Travis W. Ramey by Kenneth L. Horzak by deed dated July 19, 1983, and recorded in Volume 531 at Page 313 of the Deed Records of Chambers County, Texas. From this corner a 1 1/4" galvanized iron pipe found at a fence corner bears South 02° 53' 03" East 8.57 feet.

**THENCE** South 01° 21' 30" East with the East line of this tract of land and the West line of the Ramey tract of land a distance of 268.50 feet to a point for the Southeast corner of this tract of land in the North right of way line of Cain Road. From this corner a 1 1/4 inch galvanized iron pipe bears South 35° 44' 34" East 0.87 feet.

**THENCE** South 88° 38' 30" West with the South line of this tract of land and the North right of way line of Cain Road a distance of 150.00 feet to the **PLACE OF BEGINNING**, containing within said boundaries 0.897 of an acre of land.

FILE NO.: GMG-1807  
BUDDY ALAN COSTLOW

FILED FOR RECORD IN:  
Chambers County  
On: 8/13/2018 11:48:01 AM  
Doc Number: 2018-2790  
Number of Pages: 2  
Amount: 10.00  
Order#: 20180813000029  
By: LB



Heather H. Hawthorne, County Clerk

Recorded: *Keslie Borne*





\*UG-165-2018-2791\*

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Tommy Jackson, Ron Harmon  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX08000005-16-1

APN 22450-00004-00000-006300 /  
40836

TO No 1004631366

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on July 31, 2006, ILDEFONSO LUCATERO, JR., A SINGLE MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of THOMAS F. VETTERS as Trustee, PRIMELENDING, A PLAINSCAPITAL COMPANY as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$116,561.00, payable to the order of Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-FXD1 as current Beneficiary, which Deed of Trust recorded on August 14, 2006 as Document No. 200617723 in Book 890, on Page 284 in Chambers County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 22450-00004-00000-006300 / 40836

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Tommy Jackson, Ron Harmon or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-FXD1, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

4665417


NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, September 4, 2018 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Chambers County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **INSIDE THE COURTHOUSE ON THE EASTERN-MOST STEPS OF THE SECOND LEVEL (MIDDLE FLOOR) located at 404 Washington Avenue Anahuac, Texas 77514.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-FXD1's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-FXD1's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 13 day of August, 2018.

  
By: Tommy Jackson, Ron Harmon  
Substitute Trustee(s)

**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.**

**SALE INFORMATION CAN BE OBTAINED ON LINE AT [www.servicelinkasap.com](http://www.servicelinkasap.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLinkASAP AT 800-683-2468**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

**To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.**

**EXHIBIT "A"**

LOT SIXTY-THREE (63), OF COUNTRY MEADOWS, SECTION SIX (6), A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 'B', PAGE 233, OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS

**FILED FOR RECORD IN:**  
Chambers County  
On: 8/13/2018 11:49:37 AM  
Doc Number: 2018 - 2791  
Number of Pages: 3  
Amount: 10.00  
Order#: 20180813000030  
By: LB



Heather H. Hawthorne, County Clerk

Recorded: *Leslie Borne*