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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, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: September 29, 2008

Grantor(s): Sandra Hearne, a widow

Original Trustee: G. Tommy Bastian

Original Mortgagee: 1st Mariner Bank NGFS

Recording Information: Clerk's File No. 2008-4395, in the Official Public Records of GAINES County, Texas.

Current Mortgagee: Sun West Mortgage Company, Inc.

Mortgage Servicer: Sun West Mortgage Company, Inc., whose address is C/O 18000 Studebaker Road, Suite 200 Cerritos, CA 90703 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: 02/07/2017 Earliest Time Sale Will Begin: 1:00 PM

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: THE SURFACE ESTATE ONLY OF LOTS 1 AND 2, IN BLOCK 18, OF THE MCADOO & GRIMES ADDITION TO THE TOWN OF SEAGRAVES, IN GAINES COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOL. 241, PAGE 6, BEED RECORDS OF GAINES COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the GAINES 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.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200

[Handwritten Signature]
Pamela Lynch as Substitute Trustee, Shelley Nail as Successor Substitute Trustee, Donna Trout as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee
c/o Servicechik Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

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FILED
1-12-17 3:00pm
Jeri Phillips, County Clerk
Gaines County, Texas



[Handwritten Signature]