

#23

C&S No. 44-17-4089 / FHA / Yes
Centlar 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, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: February 04, 2016

Grantor(s): Marfa C Childers an unmarried woman

Original Trustee: Allan B. Polunsky

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for PrimeLending, A PlainsCapital Company, its successors and assigns

Recording Information: Clerk's File No. 2016-0641, in the Official Public Records of GAINES County, Texas.

Current Mortgagee: PrimeLending, A PlainsCapital Company

Mortgage Servicer: Centlar 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: 10/03/2017 Earliest Time Sale Will Begin: 1:00 PM

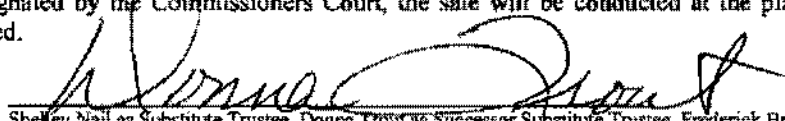
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

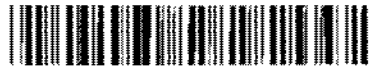
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description:
THE WEST 131.25' OF LOT 22, WINDMILL ESTATES, A SUBDIVISION LOCATED IN THE NORTH PART OF NW/4 OF SECTION 20, BLOCK C-44, PUBLIC SCHOOL LAND, GAINES COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF RECORDED IN PLAT CABINET 154, COUNTY CLERK OF GAINES COUNTY, TEXAS; SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS.

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.
400 N. Sam Houston Pkwy E, Suite
900A
Houston, TX 77060
(281) 925-5200


Shelley Nail as Substitute Trustee, Donna Trout as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Johnie Eads as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Jonathan Schendel as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Chris Demarest as Successor Substitute Trustee, Kristie Alvarez as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee



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— FILED —

8-14-17 - 11:40 AM
Vicki Phillips, County Clerk
Gaines County, Texas

Jackie Smith