

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Connie D. Hohmann	Deed of Trust Date	September 11, 2009
Original Mortgagee	Compass Bank	Recording Information	Instrument #: 308010 in Aransas County, Texas
Original Trustee	Jon Mulkin	Original Principal	\$103,737.00
Property County	Aransas	Property Address	179 Shady Oak Lane, Rockport, TX 78382

MORTGAGE SERVICER INFORMATION:

Current Mortgage	COMPASS BANK, an Alabama banking corporation, authorized to do business as BBVA COMPASS	Mortgage Servicer	BBVA Compass
Current Beneficiary	COMPASS BANK, an Alabama banking corporation, authorized to do business as BBVA COMPASS	Mortgage Servicer Address	401 West Valley Avenue, Homewood, AL 35209

SALE INFORMATION:

Date of Sale	04/07/2015
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The front steps to the East lobby entrance of the courthouse Courthouse in Aransas County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Aransas County Commissioner's Court.
Substitute Trustees	Jim Rector, Denise Rector, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	5080 Spectrum Drive, Suite 1000 East Addison, Texas 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust: LOT NO. ONE HUNDRED SEVENTY-NINE (179), IN MESQUITE TREE SECTION OF HOLIDAY BEACH SUBDIVISION, ARANSAS COUNTY, TEXAS, ACCORDING TO THE FLAT THEREOF RECORDED IN VOLUME 2, PAGE 121, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.
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The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

Dated March 2, 2015.



Michael Linke
5080 Spectrum Dr.
Suite 1000 East
Addison, TX 75001
(469) 791-0445

FILED
AT 11:20 A.M.

MAR 16 2015

VALERIE K. AMASON
COUNTY CLERK, ARANSAS CO., TEXAS

Return to:
TAHERZADEH, PLLC
5080 SPECTRUM DR., SUITE 1000 EAST, ADDISON, TX 75001