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TX1400260480

**NOTICE OF SUBSTITUTE TRUSTEE 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.**

**1. Date, Time, and Place of Sale.**

Date: 10/07/2014

Time: The sale will begin at 10:00 A.M. or no later than three hours after that time.

Place: ARANSAS County Courthouse, Texas, at the following location: THE FRONT STEPS TO THE EAST LOBBY ENTRANCE OF THE ARANSAS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

**2. Terms of Sale.** Sale of the property will be conducted as an auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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 §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 warranties of title, and at the purchaser's own risk. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior 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 of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extend of such matter, if any.

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, the Substitute Trustee, or any Mortgage agent.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/03/2005 and recorded in Document 270685 VOLUME NA, PAGE NA real property records of ARANSAS County, Texas, with MICHAEL A. MAYES AND ELIZABETH S. MAYES, A MARRIED COUPLE as grantor(s) and BANK OF AMERICA, N.A. , as mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL A. MAYES AND ELIZABETH S. MAYES, A MARRIED COUPLE securing the payment of the indebtedness in the original principal amount of \$107,350.00 and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA ALTERNATIVE LOAN TRUST 2005-3 W/A/T/A WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF BANC OF AMERICA ALTERNATIVE LOAN TRUST

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2005-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3 is the current mortgagee of the Note and Deed of Trust or Contract Lien.

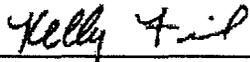
5. **Property to Be Sold.** The property to be sold is described as follows:

**THE NORTH 108.65' OF LOT EIGHT (8) AND THE SOUTH 79.33' OF LOT NINE (9), BLOCK SIXTEEN (16), WEST TERRACE ACRES, UNIT 1, A SUBDIVISION OF THE CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 89, MAP RECORDS OF ARANSAS COUNTY, TEXAS, AND BEING A SUPPLEMENTAL RE-PLAT OF VOLUME 2, PAGE 65, MAP RECORDS OF ARANSAS COUNTY, TEXAS.**

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. **Nationstar Mortgage LLC** as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o Nationstar Mortgage LLC  
350 HIGHLAND DRIVE  
LEWISVILLE, TX 75067

7. **Default and Request to Act.** Default has occurred under the deed of trust and all sums secured by the Deed of Trust are declared immediately due and payable. The mortgagee, or the mortgage servicer on its behalf, has requested that a Substitute Trustee conduct this sale. Notice is given that before the sale, another person may be appointed as the substitute trustee to conduct the sale.

  
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Substitute Trustee:

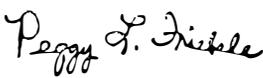
**GRADY GEORGE, AARON BROWN, JORGE VALADEZ, STEPHANIE DENTON, KELLY FEIL, JO WOOLSEY, W.D. LAREW OR VICKI HAMMONDS**

c/o  
**VERIPRISE PROCESSING SOLUTIONS LLC**  
750 Hwy 121 BYP STE 100  
Lewisville, TX 75067  
PHONE: 855-683-3097  
FAX: 214-488-1521

**905 WEST TERRACE BOULEVARD  
ROCKPORT, TX 78382**

**FILED**  
**AT 10:15A. M.**

**SEP 15 2014**

  
**PEGGY L. FRIEBELE**  
**COUNTY CLERK, ARANSAS CO., TEXAS**