

FILED  
MICHELLE REYNOLDS  
COUNTY/DISTRICT CLERK  
SOMERVELL CO., TEXAS

2016 JAN -7 AM 9:37

DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SOMERVELL County  
Deed of Trust Dated: December 16, 2006  
Amount: \$97,850.00  
Grantor(s): ERIC BELANGER

BY Al

Original Mortgagee: AMERICA'S WHOLESALE LENDER  
Current Mortgagee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-22

Mortgagee Servicer and Address: c/o SPECIALIZED LOAN SERVICING LLC, 8742 Lucent Blvd. Ste. 300, Highlands Ranch, CO  
80129-2386

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

Recording Information: Document No. 46285

Legal Description: SEE EXHIBIT A

Date of Sale: February 2, 2016 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the SOMERVELL County  
Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where 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.

GUY WIGGS OR DONNA STOCKMAN, ANGELA LEWIS, TIM LEWIS, BRENDA WIGGS, LORI MCCARTY OR DENISE  
BOERNER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place  
of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to  
warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS'  
without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the  
Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the  
Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code.  
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.

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGEE SERVICER

SARAH ROBBINS  
SARAH ROBBINS, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2015-008194

Donna Stock  
GUY WIGGS OR DONNA STOCKMAN, ANGELA LEWIS, TIM LEWIS,  
BRENDA WIGGS, LORI MCCARTY OR DENISE BOERNER  
c/o Tejas Trustee Services  
4100 Midway Rd Ste 1040  
Carrollton, TX 75007

POSTED  
DATE 1-7-16  
A.M. 9:43 P.M.  
Michelle Reynolds  
BY Al Deputy

## LEGAL DESCRIPTION EXHIBIT A

### Field Notes For:

A 2.13 acre tract of land in the Pedro Gaona Survey, Abstract No. 35, Somervell County, Texas, as surveyed on the ground in November of 2006 by W.L. Vaughn, Registered Professional Land Surveyor No. 1807, being a part of the Second Tract described in a deed from Gran D. Page, et ux, to Larry V. Witt, et ux, dated August 12, 1972, recorded in Volume 58, Page 542 of the Somervell County Deed Records and, being more particularly described, referenced to Texas State Coordinate System, North Central Zone, 1993 Datum, as follows:

Beginning at a point in the westerly line of Farm Road 199, at the southeasterly corner of said Second Tract, being the northeasterly corner of a tract described in a deed to Deana Riddle Hammond, recorded in Volume 43, Page 800, Somervell County Real Property Records and, from which a found "A/C", 5/8" Iron with an Aluminum Cap marked "Vaughn Surveyor No. 1807", for reference, bears North 82deg. 49min. 30sec. East, 1.67 feet;

Thence South 82deg. 49min. 30sec. West, along the common line of said Witt and Hammond tracts, in the general line of a fence, for a distance of 548.80 feet to a found A/C at the southwesterly corner of said Second Tract, being the southeasterly corner of a tract described in a deed to McAnear Rentals, LP, recorded in Instrument No. 44144 of the Somervell County Official Public Records;

Thence North 10deg. 18min. 51sec. West, along the common line of said Witt and McAnear tracts, in the general line of a fence, for a distance of 151.00 feet to a set A/C for corner;

Thence North 83deg. 19min. 07sec. East, for a distance of 235.64 feet to a set A/C for corner;

Thence North 11deg. 40min. 37sec. West, for a distance of 87.43 feet to a set A/C for corner;

Thence North 75deg. 08min. 12sec. East, for distance of 85.17 feet to a set A/C for corner;

Thence South 68deg. 36min. 23sec. East, for a distance of 201.50 feet to a set A/C for corner;

Thence North 83deg. 17min. 15sec. East, for a distance of 87.51 feet to a point for corner in the westerly line of Farm Road 199, from which, a set A/C for reference bears South 83deg. 17min. 15sec. West, 5.48 feet and, being in a curve with center bearing North 74deg. 59min. 01sec. East, 1276.76 feet;

Thence southeasterly, along said westerly line and curve, through a central angle of 06deg. 42min. 01sec, for an arc distance of 149.31 feet (Chord Bears South 19deg. 22min. 00sec. East, 149.22 feet) to the Place of Beginning and, containing 2.13 acres of land.

LEGAL DESCRIPTION EXHIBIT B

Field Notes For:

A 30 foot wide ingress-egress easement in the Pedro Gaona Survey Abstract No. 35, Somervell County, Texas, being a part of the Second Tract described in a deed from Oran D. Page, et ux, to Larry V. Witt, dated August 12, 1972, recorded in Volume 58 Page 542 of the Somervell County Deed Records and being 15 feet on each side of the following described center line, referenced to the Texas State Coordinate System North Central Zone, 1993 datum as follows:

Beginning at a point in the southerly line of U.S. Highway 67, being in a curve with center bearing North 11 deg. 44 min. 18 sec. West, 3919.72 feet from which a found A/C a 5/8" iron with an aluminum cap marked Vaughn Surveyor 1807 at the current northwest corner of said Witt tract bears South 79 deg. 35 min. 39 sec. West, 182.31 feet and a set A/C for reference bears South 17 deg. 25 min. 04 sec. East, 22.43 feet;

Thence South 17 deg. 25 min. 04 sec. East, at 22.43 feet pass said A/C continuing for a total distance of 305.01 feet to a point in a northerly line of a 2.13 acre tract described in Exhibit "A" from which a found A/C bears North 83 deg. 19 min. 07 sec. East, 15.00 feet.