

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 7, 2006, CHARLES A. MILLER AND WIFE, DENA MILLER, as Grantor(s), executed a Deed of Trust conveying to THOMAS F VETTERS, as Trustee, the Real Estate hereinafter described, to MORTGAGES DIRECT in payment of a debt therein described. The Deed of Trust was filed in the real property records of DENTON COUNTY, TX and is recorded under Clerk's File/Instrument Number 2006-84891, rerecorded to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **December 6, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Denton county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Denton, State of Texas:

LOT 5, BLOCK B, OF KINGS GATE, AN ADDITION TO THE CITY OF PLANO, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET M, PAGE 91, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS.

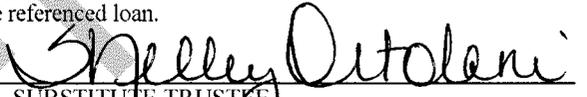
Property Address: 6432 SUDBURY ROAD
PLANO, TX 75024
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: HSBC BANK, USA, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE HOLDERS OF THE J.P. MORGAN ALTERNATIVE LOAN TRUST 2006-A5 MORTGAGE PASS-THROUGH CERTIFICATES
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

FILED

2016 SEP 26 PM 1:40

SHELLEY ORTOLANI
COUNTY CLERK
COLLIER COUNTY, TEXAS
BY:  DEPUTY


SUBSTITUTE TRUSTEE
SHELLEY ORTOLANI OR ROBERT ORTOLANI OR MARY MANCUSO OR MICHELE HREHA OR BRETT BAUGH OR KENNY SHIREY OR BOB DICKERSON OR PHILLIP PIERCEALL OR CRAIG MUIRHEAD OR CLAY GOLDEN OR AARON PARKER OR DOUG RODGERS OR JOHN BEAZLEY OR WENDY LAMBERT OR TERRY WATERS OR ROBERT AGUILAR OR TROY ROBINETT OR JONATHAN SCHENDEL OR TANYA GRAHAM OR CHRIS DEMAREST OR DEAC CAUFIELD OR ALISON GRANT OR GREG BERTRAND OR OSCAR CABALLERO OR DONNA CABALLERO
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.