

OCCUPANT - PLEASE DO NOT FORWARD
PFLUGERVILLE, TX 78660



**IMPORTANT INFORMATION IS
CONTAINED WITHIN THE ATTACHED
NOTICE.**

PLEASE READ CAREFULLY

1STC

**BARRETT DAFFIN FRAPPIER TURNER &
ENGEL, LLP IS A DEBT COLLECTOR
ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED
FOR THAT PURPOSE.**

BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP

A PARTNERSHIP INCLUDING PROFESSIONAL
CORPORATIONS ATTORNEYS AND COUNSELORS AT LAW

15000 Surveyor Boulevard
Suite 100
Addison, Texas 75001
TELEPHONE: (972) 386-5040
TELECOPIER: (972) 386-7673

August 13, 2009

OCCUPANT

PFLUGERVILLE, TX 78660

RE: NOTICE TO VACATE the premises located at

PFLUGERVILLE, TEXAS 78660

(hereinafter referred to in this letter as "the property" or the "premises").

Please be advised this firm represents THE BANK OF NEW YORK MELLON FORMERLY KNOWN AS THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-26CB, MORTGAGE PASS-THROUGH CERTIFICATES the beneficiary of a Deed of Trust which secured payment of certain indebtedness on property commonly referred to as **PFLUGERVILLE, TEXAS 78660**.

THE BANK OF NEW YORK MELLON FORMERLY KNOWN AS THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-26CB, MORTGAGE PASS-THROUGH CERTIFICATES purchased this property at a foreclosure sale held on August 04, 2009. The Deed of Trust provides that any person in possession of this property is a Tenant at Sufferance and may be removed by Writ of Possession.

NOTICE TO VACATE

This letter constitutes formal and final demand that you VACATE THE PREMISES located at **PFLUGERVILLE, TEXAS 78660** within three (3) days of the date that this letter is delivered. If you fail to comply with this demand, this firm has been authorized to file suit against you immediately or at our option, after ten (10) days from the date this notice is delivered to the premises. In the latter event, if you have not vacated within ten (10) days from such date, and suit is brought against you, you may be liable for the attorney's fees and costs of court which have been incurred.

NOTICE TO VACATE TO BONA FIDE TENANT(S)

If you are a bona fide tenant without a lease or with a lease terminable at will under applicable Texas law, please be advised that pursuant to the Protecting Tenants at Foreclosure Act of 2009 ("the Act"), you must vacate the premises within ninety (90) days from the date of this Notice.

Subject to the terms of the Act, if you are a bona fide tenant and you are occupying the premises under a bona fide lease that you entered into before the notice of foreclosure, you may be entitled to occupy the premises until the end of the remaining term of the lease. In order to confirm your status as a bona fide tenant, you must provide this firm with a copy of your lease agreement or other evidence of your tenancy within ten (10) days from the date this notice is delivered to the premises. If we do not receive evidence of a bona fide tenancy and you have not vacated the property within ten (10) days, this firm has been authorized to file a forcible detainer action against you for possession of the property. Your failure to confirm your status as a bona fide tenant within ten (10) days will not act as a waiver of your rights under the Act.

The seriousness of the actions suggested in this letter warrant your immediate attention. If you have any questions, please contact the Eviction Department.

PLEASE BE ADVISED THAT THIS LAW FIRM IS A DEBT COLLECTOR AND ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

Respectfully,

BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP

Certified Mail RRR:
Copy via regular mail

Loan #: [REDACTED]
BDFTE # [REDACTED]

—
—
—
—