

C&S No. 44-14-2938 / FHA / No
Loan Care, A Division of FNF Servicing, Inc

NOTICE OF TRUSTEE'S 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: July 26, 2012

Grantor(s): Christine Dewbre, an unmarried woman and Jeremiah Gibson, an unmarried man

Original Trustee: Steve Holmes Law Firm, P.C.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for R.H. Lending, Inc., its successors and assigns

Recording Information: Vol. 358, Page 414, or Clerk's File No. 122281, in the Official Public Records of JONES County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Loan Care, A Division of FNF Servicing, Inc, National Association whose address is C/O 3637 Sentara Way Virginia Beach, VA 23452 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.

Date of Sale: 03/03/2015 **Earliest Time Sale Will Begin:** 1:00 PM

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 Mortgageor, the Mortgagee or the Mortgagee's attorney.

Legal Description:

A 3.00 ACRE TRACT OF LAND SITUATED WITH TRACT 5 OF THE TYE NORTH SUBDIVISION, A SUBDIVISION OF THE SOUTH 89.213 ACRES OF THE EAST 90.0 ACRES OF A 99.84 ACRE TRACT OF LAND OUT OF SECTION 25, BLOCK 17 OF THE T&PRR CO. SURVEY'S, JONES COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Place of Sale of Property:

The foreclosure sale will be conducted in the area designated by the JONES County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East, Suite 450
Houston, TX 77060 / (281) 925-5200

Terry Browder, Laura Browder, Marsha Monroe, Mary M. Speidel
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161, Ste 301
Irving, TX 75039

POSTED NOTICE

DATE 2-9-15 **TIME** 11:42

JONES COUNTY CLERK, JONES CO., TX

BY: Tisha Balala



4510137

EXHIBIT A

A 3.00 acre tract of land situated with Tract 5 of the TYE NORTH SUBDIVISION, a subdivision of the South 89.213 acres of the East 90.0 acres of a 99.84 acre tract of land out of Section 25, Block 17 of the T & P R. R. Co. Survey's, Jones County, Texas, according to the plat or map thereof recorded in Slide 289 of the Plat Cabinet Records, Jones County, Texas, being part of a tract of land described in a deed to Trinity Retail & Development, LP recorded in Volume 275, Page 62 of the Official Public Records, Jones County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 3/8" rebar rod found with a survey cap stamped JLW 4885 (control monument) in the West line of Private Road No. 703, being a common corner between Tract 5 & 6 of said TYE NORTH SUBDIVISION, for the Northeast corner of this described tract;

Thence S 14° 52' 42" E, 125.00 feet along the common line between Tract 5 and Private Road No. 703, to a 1/2" rebar rod set with a survey cap stamped RPLS 6274, for the Southeast corner of this described tract;

Thence S 54° 00' 20" W, 599.89 feet along the South line of this described tract over and across said Tract 5, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said Tract 5 and tract of land described in a deed to Robert Rodriguez recorded in Volume 701, Page 276 of the Deed Records, Jones County, Texas, for the Southwest corner of this described tract;

Thence N 14° 52' 42" W, 341.40 feet along the common line between said Tract 5 and Robert Rodriguez tract, to a 3/8" rebar rod found with a survey cap stamped JLW 4885 (control monument) for a common corner between Tract 5 & 6, for the Northwest corner of this described tract;

Thence N 75° 09' 02" E (base bearing per GPS observation, WGS 84), 559.81 feet along the common line between Tracts 5 & 6, to the place of beginning and containing 3.00 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.