



C&S No. 44-17-3692 / FHA / Yes
Rushmore Loan Management Services, LLC

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, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: November 25, 2013

Grantor(s): Christina Nerren, an unmarried woman

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

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

Recording Information: Vol. 984, Page 554, or Clerk's File No. 252812 and re-recorded in Clerk's No. 261114, in the Official Public Records of JASPER County, Texas.

Current Mortgagee: First Guaranty Mortgage Corporation

Mortgage Servicer: Rushmore Loan Management Services, LLC, whose address is C/O 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618 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.

Legal Description:

BEING LOT ONE (1) AND LOT TWO (2) OF BLOCK TWO (2), COLLEGE HEIGHTS ADDITION TO THE CITY OF JASPER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 87 AND VOLUME 87, PAGE 133 DEED RECORDS, JASPER COUNTY, TEXAS.

Date of Sale: 05/01/2018 Earliest Time Sale Will Begin: 10:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Margie Allen as Substitute Trustee, Kyle Barclay as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Amy Bowman as Successor Substitute Trustee, Reid Ruple as Successor Substitute Trustee, Kathleen Adkins as Successor Substitute Trustee, Kristie Alvarez as Successor Substitute Trustee, Julian Perrine as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Ian Moser as Successor Substitute Trustee, James Dolenz as Successor Substitute Trustee, Renee Speight as Successor Substitute Trustee, Renee Thomas as Successor Substitute Trustee, Reva Rouchon-Harris as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the JASPER 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.

Executed on this the 5th day of April, 2018.

For Information:

"Auction.com
1 Mauchly
Irvine, CA 92618

Annarose Harding
Annarose Harding, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

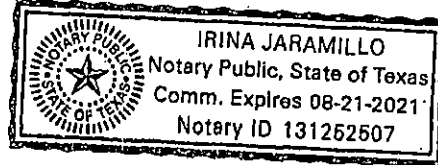
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Annarose Harding as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 5th day of April, 2018.

Irina Jaramillo
Notary Public
Signature



Posted and filed by: Kyle Barclay
Printed Name: Kyle Barclay

DEBBIE NEWMAN, COUNTY CLERK
JASPER COUNTY, TEXAS

C&S No. 44-17-3692 / FHA / Yes
Rushmore Loan Management Services, LLC

FILED APR 10 2018
By [Signature]
DEPUTY

After recording, return to:
ServiceLink, ASAP
1320 Greenway Drive, Suite 300
Irving, TX 75038

814653411

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FILED AND RECORDED

Instrument Number: 282009 B: OPR V: 1126 P: 8

Filing and Recording Date: 04/10/2018 03:29:29 PM Pages: 3 Recording Fee: \$30.00

I hereby certify that this instrument was FILED on the date and time stamped heron and RECORDED in the PUBLIC RECORD of Jasper County, Texas.



Debbie Newman

Debbie Newman, County Clerk
Jasper County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.