

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
WATKINS, RONALD
16922 COUNTY ROAD 341, ABILENE, TX 79601

VA 494961257769
Firm File Number: 18-030009

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 17, 2015, RONALD WATKINS AND BRITTANY A. WATKINS, as Grantor(s), executed a Deed of Trust conveying to TOM WOOD, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINTEE FOR USAA FEDERAL SAVINGS BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of JONES COUNTY, TX and is recorded under Clerk's File/Instrument Number 150887 Volume 409, Page 81, 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, **June 5, 2018** 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 Jones 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 Jones, State of Texas:

PLEASE SEE EXHIBIT A

Property Address: 16922 COUNTY ROAD 341
ABILENE, TX 79601
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: USAA FEDERAL SAVINGS BANK
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

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.


SUBSTITUTE TRUSTEE

Jonathan Schendel, Ramiro Cuevas, Frederick Britton,
Doug Woodard, Kristie Alvarez, Terry Browder, Marsha
Monroe or Laura Browder
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.

POSTED NOTICE

DATE 4-26-18 TIME 12:05pm


JONES COUNTY CLERK, JONES CO., TX

BY: _____

Being 57.547 acres of land out of and a part of a 52.16 acre tract and a 52.11 acre tract, described in Deed to David Lofton et ux, dated May 10, 2010, of record in Volume 317, Page 449, Official Public Records, Jones County, Texas, and all of a 5.55 acre tract, described in Deed to David Lofton et ux, dated August 12, 2003, of record in Volume 191, Page 331, Official Public Records, Jones County, Texas, out of the Frederick Sieberman Survey No. 13, Jones County, Texas, said 57.547 acres being more fully described as follows:

Beginning at a found 3/8" rebar, on the East Line of County Road No. 341, for the Southwest corner of a 8.714 acre tract described in Deed to James Sutton Jr. et ux, dated April 9, 2009, of record in Volume 299, Page 450, Official Public Records, Jones County, Texas, the Northwest corner of said 52.16 acre tract and the Northwest corner of this tract;

Thence S89°51'24"E, generally along a fence line, a distance of 256.48' to a found 3/8" rebar for the Northwest corner of a 1.0 acre tract, described in Deed to David Lofton et ux, dated August 6, 1993, of record in Volume 36, Page 745, Official Public Records, Jones County, Texas, an exterior corner of said 52.16 acre tract and an exterior corner of this tract;

Thence S02°44'10"E, at 120.3' passing the Centerline of a 30' Road Easement and continuing along the same course for a total distance of 166.14' to a found 3/8" rebar for the Southwest corner of said 1.0 acre tract and an interior corner of this tract;

Thence N87°16'51"E a distance of 273.72' to a found 3/8" rebar for the Southeast corner of said 1.0 acre tract and an interior corner of this tract;

Thence N02°31'02"W a distance of 152.43' to a found 3/8" rebar for the Northeast corner of said 1.0 acre tract, an exterior corner of said 52.16 acre tract and an exterior corner of this tract;

Thence S89°51'24"E, generally along a fence line, along the South line of a 95.0 acre tract, described in Deed to Lanham Ross, dated March 16, 2000, of record in Volume 135, Page 757, Official Public Records, Jones County, Texas, a distance of 2189.93' to a found 3/8" rebar for the Northwest corner of a 268 acre tract, described in Deed to Margaret Whorton Gressett, dated July, 28, 1969, of record in Volume 562, Page 105, Deed Records, Jones County, Texas, the Northeast corner of said 52.16 acre tract and the Northeast corner of this tract;

Thence S01°10'28"W, generally along a fence line, a distance of 924.85' to a point for the Northeast corner of a 10.24 acre tract, described in Deed to Richard A. Burgess et ux, dated December 9, 1992, of record in Volume 26, Page 43, Official Public Records, Jones County, Texas, the Northeast corner of said 52.11 acre tract and the Southeast corner of this tract, from which the Southeast corner of said 52.11 acre tract bears S01°10'28"W 739.43';

Thence S89°51'24"W, generally along a fence line, at 0.4' passing a found 3/8" rebar and continuing along the same course, at 2184.13' passing a found 3/8" rebar and continuing along the same course for a total distance of 2189.93' to a point for the Northwest corner of a 28.67 acre tract, described in Deed to Robert Suanzy, Dated February 10, 1993, of record in Volume 28, Page 824, Jones County, Texas, the Northwest corner of said 52.11 acre tract and the Southwest corner of this tract;

Thence N00°12'00"W, generally along a fence line, along said County Road No. 341, at 916.25' passing the Centerline of said 30' Road Easement and continuing along the same course for a total distance of 957.68' to the point of beginning and containing 57.547 acres of land more or less.

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150887

No. 150887

FILED FOR RECORD

AT 10:29 O'CLOCK AM

ON THE 21ST DAY OF

April A.D. 2015.

LeeAnn Jennings
LeeAnn Jennings, County Clerk, Jones County, TX

BY Insha Kallala
Deputy

STATE OF TEXAS
COUNTY OF JONES

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Jones County, Texas.

LeeAnn Jennings
LeeAnn Jennings, County Clerk, Jones County, Texas

OFFICIAL PUBLIC RECORDS

VOL. 409 PAGE 81

RECORDED 4-21-15