

NOTICE OF [SUBSTITUTE] 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.

1. **Date, Time, and Place of Sale.**

Date: April 05, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE SOUTH HALL ENTRANCE ON THE FIRST FLOOR OF THE JONES COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 04, 2011 and recorded in Document VOLUME 336, PAGE 16 real property records of JONES County, Texas, with PAUL BILLIET AND TINA BILLIET, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PAUL BILLIET AND TINA BILLIET, securing the payment of the indebtednesses in the original principal amount of \$92,006.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. KONDAUR CAPITAL CORPORATION, AS SEPARATE TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2014-3 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. KONDAUR CAPITAL CORPORATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o KONDAUR CAPITAL CORPORATION  
333 SOUTH ANITA DRIVE SUITE 400  
ORANGE, CA 92868-3314


  
TERRY BROWDER, LAURA BROWDER OR MARSHA MONROE  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the JONES County Clerk and caused to be posted at the JONES County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

POSTED NOTICE  
DATE 3-14-16 TIME 1:10pm  
  
JONES COUNTY CLERK, JONES CO., TX  
BY: \_\_\_\_\_



**EXHIBIT "A"**

A 3.00 ACRE TRACT OF LAND SITUATED WITHIN TRACT 5 OF THE TYE NORTH SUBDIVISION, A SUBDIVISION OF THE SOUTH 89.213 ACRES OF THE EAST 90.0 ACRES OF 99.84 ACRE TRACT OF LAND OUT OF SECTION 25, BLOCK 17 OF THE T. & P. RR. 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 1/2" REBAR ROD SET WITH A SURVEY CAP STAMPED RPLS 6224 IN THE COMMON LINE BETWEEN PRIVATE ROAD NO. 703 AND TRACT 5, FROM WHICH A 3/8" REBAR ROD FOUND WITH A SURVEY CAP STAMPED JLW 4885 FOUND FOR A COMMON CORNER BETWEEN TRACTS 5 & 6 OF SAID TYE NORTH SUBDIVISION BEARS N 14' 52' 42" W, 125.00 FEET, FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT;

THENCE S14° 52' 42" E, 109.26 FEET ALONG THE COMMON LINE BETWEEN SAID TRACT 5 AND PRIVATE ROAD NO. 703, TO A 1/2" REBAR ROD SET WITH A SURVEY CAP STAMPED RPLS 6224, FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT;

THENCE S 35° 25' 03" W, 727.38 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 (CONTROL MONUMENT) IN THE COMMON LINE BETWEEN SAID TRACT 5 AND A 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 N14\*.52' 42" W (BASE BEARING PER GPS OBSERVATION, WGS 84), 357.80 FEET ALONG THE COMMON LINE BETWEEN TRACT 5 AND SAID ROBERT RODRIGUEZ TRACT, TO A 1/2" REBAR ROD SET WITH A SURVEY CAP STAMPED RPLS 6224 (CONTROL MONUMENT), FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE N 54\* 00' 20" E, 599.89 FEET ALONG THE NORTH LINE OF THIS DESCRIBED TRACT OVER AND ACROSS SAID TRACT5, TO THE PLACE OF BEGINNING AND CONTAINING 3.00 ACRES OF LAND, MORE OR LESS.

