

POSTED NOTICE

DATE 1/19/16 TIME 11:30 AM

JONES COUNTY CLERK, JONES CO., TX

BY: *Diana McNeil*

C&S No. 44-15-3589 / FHA / No  
LoanCare, 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, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

Date of Security Instrument: September 24, 2010

Grantor(s): Larry J. Baldock, an unmarried man

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. 324, Page 446, or Clerk's File No. 102599, in the Official Public Records of JONES County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: LoanCare, LLC, 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.

### Legal Description:

LOT 10, FUQUA ADDITION, A SUBDIVISION OF 102.33 ACRES OUT OF PART OF LOTS 1 AND 2, BLOCK 5, OF THE J.E. COCKRELL SUBDIVISION, OF THE G. MARTINEZ SURVEY NO. 195 THAT IS LOCATED ON THE WEST SIDE OF US HIGHWAY NO. 83/277 AND THE SOUTH 50' OF LOT 3, SECTION 2 OF THE R.W. VARNER SUBDIVISION OF PARTS OF LOTS 1 AND 2, BLOCK 4 AND LOTS 1, 2, AND 3, BLOCK 5, OF THE J.E. COCKRELL SUBDIVISION OF G. MARTINEZ SURVEY NO. 195, JONES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE 339, PLAT RECORDS OF JONES COUNTY, TEXAS.

Date of Sale: 02/02/2016 Earliest Time Sale Will Begin: 1:00 PM

## 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 Terry Browder as Substitute Trustee, Laura Browder as Successor Substitute Trustee, Marsha Monroe as Successor Substitute Trustee, or Cathy Cagle 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.



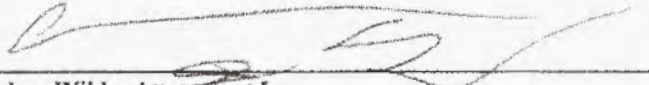
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Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the JONES County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if 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.

Executed on this the 7th day of January, 2016.

**For Information:**

Servicelink Default Abstract Solutions  
7301 N. State Hwy 161, Ste 305  
Irving, TX 75039

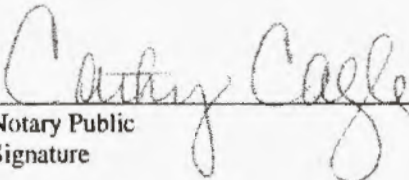
  
Adam Wilde, Attorney at Law  
Codilis & Stawiarski, P.C.  
650 N. Sam Houston Pkwy East, Suite 450, Houston, TX 77060  
(281) 925-5200

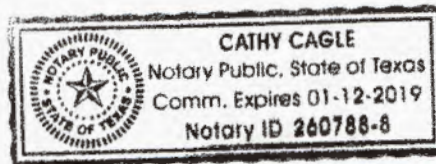
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Adam Wilde 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.

Given under my hand seal of office on this the 7th day of January, 2016.

  
Notary Public  
Signature



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