

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: October 29, 2011

Grantor(s): Larry Ross and Penny S Ross, Husband and Wife as Joint Tenants

Original Trustee: First American Title

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Amerigroup Mortgage Corporation a Division of Mortgage Investors Corporation, its successors and assigns

Recording Information: Vol. 344 refiled 351, Page 72 refiled 388, or Clerk's File No. 113107refiled 120818, in the Official Public Records of JONES County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 3 Mt. Laurel, NJ 08054 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: 09/06/2016 **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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description:

BEING A 6.991 ACRE TRACT OF LAND, A PART OF LOT 4 OF SWENSON'S SUBDIVISION OF B.M. CLOPTON SURVEY 244 AND THE WILLIS GREENLEE PREEMPTION SURVEY, SAID 6.991 ACRE TRACT AND BEING MORE PARTICULARLY 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 as Substitute Trustee, Laura Browder as Successor Substitute Trustee, Marsha Monroe as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

POSTED NOTICE

DATE 8-15-16 TIME 1pm

JONES COUNTY CLERK, JONES CO., TX

BY:



4587855

EXHIBIT 'A'

File No.: 7147740n (BW)

TRACT ONE:

BEING A 6.991 ACRE TRACT OF LAND, A PART OF LOT 4 OF SWENSON'S SUBDIVISION OF THE B.M. CLOPTON SURVEY 244 AND THE WILLIS GREENLEE PREEMPTION SURVEY, SAID 6.991 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REINF. ROD WITH CAP MARKED "RPLS 3690" SET IN THE SOUTH LINE OF THAT 20 ACRE TRACT OF LAND CONVEYED TO GALE N. CHEATHAM AND WIFE IN VOL. 614, PAGE 375 OF THE JONES COUNTY DEED RECORDS FOR THE WEST CORNER OF THIS TRACT, FROM WHICH A 2" PIPE FOUND IN THE EAST ROW LINE OF U.S. HIGHWAY 83-277 AT THE SW CORNER OF SAID 20 ACRE TRACT BEARS S 77 DEG. 03' 24" W 1457.65 FEET AND A 3/4" REINF. ROD AND REMAINS OF A CEDAR POST FOUND AT THE NE CORNER OF THAT 49.40 ACRE TRACT CONVEYED TO CLYDE MORROW IN VOL. 99, PAGE 753 OF THE JONES COUNTY PUBLIC RECORDS IN WEST LINE OF SAID B.M. CLOPTON SURVEY 244 AND THE EAST LINE OF THE JEFFERSON MCGREW SURVEY 245, BEARS S 76 DEG. 59' 21" W 194.51 FEET;

THENCE N 77 DEG. 03' 24" E, CALLED N 75 DEG. 50' E, 170.15 FEET TO A REINF. ROD WITH CAP MARKED "RPLS 3690" SET FOR THE CORNER OF SAID 20 ACRE TRACT AND AN ELL CORNER OF LOT 4 OF SWENSON'S SUBDIVISION, FOR AN ELL CORNER OF THIS TRACT, FROM WHICH A 2" PIPE FOUND, BEARS S 69 DEG. 49' 09" E 6.10 FEET;

THENCE N 03 DEG. 40' 32" E, CALLED N 2 DEG. 30' E, 426.19 FEET TO A 1/2" REINF. ROD WITH MARKED "RPLS 3690" SET IN THE CURVED SW ROW LINE OF THE ABANDONED WICHITA VALLEY RAILROAD AT THE NORTH CORNER OF SAID LOT 4, FOR THE NORTH CORNER OF THIS TRACT;

THENCE SOUTHEASTERLY WITH A CURVE TO THE LEFT ALONG SAID ROW LINE, THIS PORTION HAVING A CENTRAL ANGLE OF 07 DEG. 48' 51", RADIUS OF 1917.32 FEET AND A CHORD OF S 56 DEG. 05' 52" E 261.29 FEET, FOR A CURVE DISTANCE OF 261.49 FEET TO A 1/2" REINF. ROD WITH CAP MARKED "RPLS 3690" SET AT THE END OF SAID CURVE;

THENCE S 60 DEG. 00' 18" E, CONTINUING WITH SAID ROW LINE FOR 575.43 FEET TO A 1/2" REINF. ROD WITH CAP MARKED "RPLS 3690" SET AT THE BEGINNING OF A CURVE TO THE RIGHT ALONG SAID ROW LINE;

THENCE SOUTHEASTERLY WITH SAID CURVE, THIS PORTION HAVING A CENTRAL ANGLE OF 11 DEG. 04' 59", RADIUS OF 1827.63 FEET AND A CHORD OF S 54 DEG. 27' 48" E 352.98 FEET FOR A CURVE DISTANCE OF 353.53 FEET TO A 1/2" REINF. ROD WITH CAP MARKED "RPLS 3690" SET FOR THE SE CORNER OF THIS TRACT;

THENCE N 80 DEG. 58' 33" W WITH FIELD FENCE, FOR 418.39 FEET TO A 1/2" REINF. ROD WITH CAP MARKED "RPLS 3690" SET AT BEND IN FENCE;

THENCE S 84 DEG. 02' 15" W, CONTINUING WITH FIELD FENCE, FOR 432.60 FEET TO A 1/2" REINF. ROD WITH CAP MARKED "RPLS 3690" ST AT BEND IN FENCE;

THENCE N 66 DEG. 19' 01" W, CONTINUING WITH FIELD FENCE, FOR 384.53 FEET TO THE PLACE OF BEGINNING.

TRACT TWO:

BEING A 1.185 ACRE TRACT OF LAND CONSISTING OF THAT 1.009 ACRE TRACT LOCATED IN THE JEFFERSON MCGREW SURVEY 245 CONVEYED TO PHILLP HAY AND WIFE IN VOLLUNE 180, PAGE 499 OF THE JONES COUNTY PUBLIC RECORDS AND A 0.176 OF AN ACRE TRACT LOCATED IN LOT 4 OF SWENSON'S SUBDIVISION OF THE B.M. CLOPTON SURVEY 244 AND THE WILLIS GREENLEE PRE-EMPTION SURVEY AND BEING A PART OF THAT TRACT THREE CONVEYED TO PHILLIP HAY AND WIFE IN VOLMUE 94, PAGE 452 OF THE JONES COUNTY PUBLIC RECORDS, JONES COUNTY, TEXAS, SAID 1.185 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REINF. ROD WITH CAP MARKED "RPLS 3690", FOUND AT THE NW CORNER OF SAID 1.009 ACRE TRACT IN THE EAST ROW LINE OF U.S. HIGHWAY 83-277, FOR THE NW CORNER OF THIS TRACT;

THENCE 76 DEG. 59' 40" E WITH THE NORTH LINE OF SAID 1.009 ACRE TRACT, FOR 1262.02 FEET TO A 3/4" REINF. ROD FOUND AT THE NE CORNER OF SAID 1.009 ACRE TRACT IN THE EAST LINE OF THE JEFFERSON MCGREW SURVEY 245 AND THE WEST LINE OF B.M. CLOPTON SURVEY 244, FOR A CORNER OF THIS TRACT;

THENCE N 13 DEG. 48' 36" W, WITH THE EAST LINE OF SAID SURVEY 245 AND THE WEST LINE OF SAID SURVEY 244, FOR 0.23 FEET TO A POINT IN THE SOUTH LINE OF THAT 20 ACRE TRACT DESCRIBED IN VOLUME 614, PAGE 375 OF THE JONES COUNTY DEED RECORD FOR A CORNER OF THIS TRACT;

THENCE N 77 DEG. 03' 24" E, WITH THE SOUTH LINE OF SAID 20 ACRE TRACT, FOR 194.51 FEET TO A 1/2" REINF. ROD WITH CAP MARKED "RPLS 3690" FOUND AT THE WEST CORNER OF THAT 6.991 ACRE TRACT DESCRIBED IN VOLUME 180, PAGE 501 OF THE JONES COUNTY PUBLIC RECORDS, FOR THE NE CORNER OF THIS TRACT;

THENCE S 66 DEG. 19' 01" E, WITH A WESTERLY PART OF SAID 6.991 ACRE TRACT, FOR 58.61 FEET TO A 1/2" REINF. ROD WITH CAP MARKED "RPLS 3690" SET FOR THE SE CORNER OF THIS TRACT;

THENCE S 76 DEG. 59' 40" W AND AT 241.02 FEET PASS A 1/2" REINF. ROD WITH CAP MARKED "RPLS 3690", FOUND AT THE SE CORNER OF SAID 1.009 ACRE TRACT IN THE WEST LINE OF THE B.M. CLOPTON SURVEY 244 AND EAST LINE OF THE JEFFERSON MCGREW SURVEY 245, IN ALL CONTINUING WITH THE SOUTH LINE OF SAID 1.009 ACRE TRACT, FOR 1491.13 FEET TO A 1/2" REINF. ROD WITH CAP MARKED "RPLS 3690" FOUND IN THE EAST ROW LINE OF U.S. HIGHWAY 83-277 AT THE SW CORNER OF SAID 1.009 ACRETRACT, FOR THE SW CORNER OF THIS TRACT;

THENCE N 32 DEG. 31' 00" W WITH SAID ROW LINE AND THE WEST LINE OF SAID 1.009 ACRE TRACT, FOR 37.13 FEET TO THE PLACE OF BEGINNING.

A.P.N.

7147740n

ROSS
44276538

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TX

FIRST AMERICAN ELS
DEED OF TRUST



No. 113107
FILED FOR RECORD
AT 11 O'CLOCK A M
ON THE 8th DAY OF
NOV A.D. 20 11

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.



Lellan Jennings
Lellan Jennings, County Clerk, Jones County, Texas

OFFICIAL PUBLIC RECORDS

VOL 344 PAGE 72
RECORDED 11/08/2011

Lellan Jennings
Lellan Jennings, County Clerk, Jones County, TX
by *Mary Ramoa*
Deputy

COMPAIRED
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