

## NOTICE OF FORECLOSURE 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. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/17/2015 and recorded in Book 409 Page 81 Document 150887 real property records of Jones County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 09/06/2016

Time: 10:00 AM

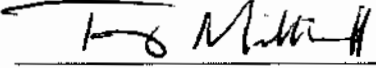
Place: Jones County Courthouse, Texas, at the following location: THE SOUTH ENTRANCE OF THE COURTHOUSE (THE FRONT OF THE BUILDING SINCE THE DATE OF CONSTRUCTION AND ANSON JONES STATUE ARE ON THE SOUTH SIDE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

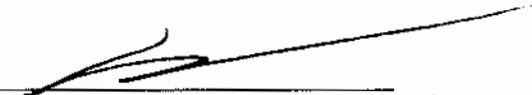
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. **Obligations Secured.** The Deed of Trust executed by RONALD WATKINS AND BRITTANY A. WATKINS, provides that it secures the payment of the indebtedness in the original principal amount of \$261,504.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. USAA FEDERAL SAVINGS BANK is the current mortgagee of the note and deed of trust and DOVENMUEHLE MORTGAGE is mortgage servicer. A servicing agreement between the mortgagee, whose address is USAA FEDERAL SAVINGS BANK c/o DOVENMUEHLE MORTGAGE, 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TERRY BROWDER, LAURA BROWDER, OR MARSHA MONROE, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Joseph Modric, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

  
TERRY BROWDER, LAURA BROWDER, OR MARSHA  
MONROE  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

### Certificate of Posting

I am \_\_\_\_\_ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Jones County Clerk and caused it to be posted at the location directed by the Jones County Commissioners Court.

POSTED NOTICE

DATE 8/15/16 TIME 1pm  
  
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.

150887

No. FILED FOR RECORD  
AT 10:25 O'CLOCK A M  
ON THE 21st DAY OF  
April AD. 2015

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.



Lubian Jennings  
Lubian Jennings, County Clerk, Jones County, Texas

Lubian Jennings  
Lubian Jennings, County Clerk, Jones County, Texas  
BY: Indira Paladar  
Deputy

OFFICIAL PUBLIC RECORDS  
VOL. 409 PAGE 81  
RECORDED 4-21-15

CC  
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ALC

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