

Our File Number: 16-03645  
Name: JAKE L PILSON, A SINGLE PERSON

### **NOTICE OF TRUSTEE'S SALE**

WHEREAS, on March 7, 2005, JAKE L. PILSON, A SINGLE PERSON, executed a Deed of Trust/Security Instrument conveying to GREGORY S. GRAHAM, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS A NOMINEE FOR NTFN, INC. D/B/A PREMIER NATIONWIDE LENDING in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 044781, in Book 220, at Page 789, in the DEED OF TRUST OR REAL PROPERTY records of JONES COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 4, 2016**, 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 at the County Courthouse in **JONES COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

BEING 1.000 ACRE OUT OF A TRACT OF LAND RECORDED IN VOLUME 147, PAGE 496, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS AS BEING THE EAST 20 ACRES OF A 50 ACRE TRACT, RECORDED IN VOLUME 571, PAGE 723, DEED RECORDS, JONES COUNTY, TEXAS, OUT OF THE S.M. HALE SURVEY NO. 251, PATENT NO. 695, VOLUME 10, JONES COUNTY, TEXAS, SAID 1.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 2975 COUNTY ROAD 458  
HAWLEY, TX 79525

Mortgage Servicer: SETERUS, INC.

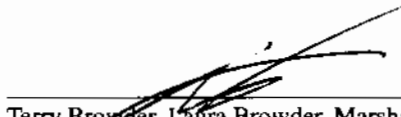
Noteholder: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA  
14221 DALLAS PARKWAY, SUITE 1000  
DALLAS, TX 75254

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.

### **ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this 19<sup>th</sup> day of August, 2016.

  
Terry Browder, Laura Browder, Marsha Monroe,  
Jason Spence, Patricia Sanders, Clay Golden,  
Frederick Britton, Doug Rodgers, Evan Press,  
Craig Muirhead, Kelley Burns, Jack Burns II,  
Tanya Graham, Ramiro Cuevas, Daniel Willsie,  
Bob Shrill, Substitute Trustees

Marinosci & Law Group  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

POSTED NOTICE

DATE 8/19/16 TIME 9:30 AM

Shelley Deane  
JONES COUNTY CLERK, JONES CO., TX

BY Tanya McJee

**EXHIBIT 'A'**

File No.: 532627-FW42 (HKB)

Property: 2975 County Road 458, Hawley, TX 79525

**BEING 1.000 acre out of a tract of land recorded in Volume 147, Page 496, Official Public Records, Jones County, Texas as being the East 20 acres of a 50 acre tract, recorded in Volume 571, Page 723, Deed Records, Jones County, Texas, out of the S.M. HALE SURVEY NO. 251, PATENT NO. 695, Volume 10, Jones County, Texas. Said 1.000 acre tract being more particularly described as follows:**

**BEGINNING** at a set 1/2" metal rebar in Jones County Road 458, on the North line of said 50 acre tract, for the Northwest corner of this tract, whence a found 3/8" metal rebar at the Northwest corner of said 50 acre tract bears S 74° 31' 12" W 799.56'. From said found 3/8" metal rebar another found 3/8" metal rebar at the Southwest corner of said 50 acre tract bears S 15° 00' 00" E 1668.81' (bearing basis);

**THENCE** N 74° 31' 12" E, with the North line of said 50 acre tract and generally with said County Road, 116.63' to a set 1/2" metal rebar, for the Northeast corner of this tract, whence a set 1/2" metal rebar at the Northeast corner of said 50 acre tract bears N 74° 31' 12" E 388.42;

**THENCE** S 42° 22' 48" E 388.25' to a set 1/2" metal rebar, for the Southeast corner of this tract;

**THENCE** S 42° 57' 34" W 104.36' to a set 1/2" metal rebar, for the Southwest corner of this tract;

**THENCE** N 42° 22' 48" W 449.50' to the point of beginning and containing 1.000 acre of land.

A.P.N.

