

File Number: TX-13-3058-MC

Loan Number: 9801485021

NOTICE OF TRUSTEE'S SALE

WHEREAS, on 7/13/2004, JIMMY RAMOS AND JUDY RAMOS, HUSBAND AND WIFE, executed a Deed of Trust conveying to FIELDSTONE MORTGAGE COMPANY as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS AS NOMINEE FOR FIELDSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 042300, Volume 209, Page 140, 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 had been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/7/2014 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:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Property Address: 3803 US HIGHWAY 277 SOUTH, ANSON, TX 79501

Mortgage Servicer: Caliber Home Loans, Inc.

Noteholder: U.S. Bank Trust, N.A., as Trustee for VOLT Asset Holdings Trust XVI

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.

WITNESS MY HAND this day, 12/16/13


When recorded please return to:
Summit Trustee Services
16745 W. Bernardo Drive, Suite 100
San Diego, CA 92127


Terry Browder, Laura Browder, Marsha Monroe, ,

Substitute Trustee

POSTED NOTICE

DATE 12/16/13 TIME 3pm


JONES COUNTY CLERK, JONES CO., TX.

BY: _____



EXHIBIT "A"

BEING a 0.708 acre tract of land out of a 10.063 acre tract of land recorded in Volume 9, Page 400, Official Public Records, Jones County, Texas, being a part of the Northeast $\frac{1}{4}$ of Section 5, M E P & P RR. Co. Surveys of Jones County, Texas, said 0.708 acre tract of land being more particularly described as follows;

BEGINNING at a recovered $\frac{1}{2}$ " Rebar at the Southeast corner of said 10.063 acre tract, in the West Right-of-Way Line of U.S. Highway No. 277, for the Southeast corner of this tract;

THENCE N 89° 40' 00" W 244.36 feet along the South Line of said 10.063 acre tract for the Southwest corner of this tract;

THENCE N 26° 46' 00" W 90.15 feet to a recovered capped $\frac{3}{8}$ " Rebar for the Northwest corner of this tract and the Southwest corner of a 1.00 acre tract recovered in Volume 118, Page 519, Official Public Records, Jones County, Texas;

THENCE N 65° 20' 54" E 217.68 feet along the South Line of said 1.00 acre tract to a recovered capped $\frac{3}{8}$ " Rebar at its Southeast corner in the West Right-of-Way Line of said Highway same being the East Line of said 10.063 acre tract for the Northeast corner of this tract;

THENCE S 28° 48' 00" E 193.43 feet along the East Line of said 10.063 acre tract and the West Right-of-Way Line of said Highway to the point of beginning and containing 0.708 acres of land more or less.