

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Terry Browder, Marsha Monroe, Laura Browder, Stefanie Morgan, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Chris Demarest, Kristie Alvarez
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

POSTED NOTICE

DATE 09/30/17 TIME 11:46 AM

Malcolm Cisneros
JONES COUNTY CLERK, JONES CO., TX

BY: Stacia McFee

TS No TX07000280-16-1

APN 110026-0300-00000-000000

TO No 160407166-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on December 13, 2012, ROBERT BREWER, JR., A MARRIED MAN AND ANDREA BREWER, SIGNING PRO FORMA TO THE PERFECT LIEN ONLY as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of STEVE HOLMES LAW FIRM, P.C. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for R.H. LENDING, INC., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$114,389.00, payable to the order of First Guaranty Mortgage Corporation as current Beneficiary, which Deed of Trust recorded on December 18, 2012 as Document No. 123674 in Book 365, on Page 575 and that said Deed of Trust was modified by Modification Agreement and recorded February 12, 2013 as Instrument Number 130448 in Book 368, on Page 694 in Jones County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 110026-0300-00000-000000

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Terry Browder, Marsha Monroe, Laura Browder, Stefanie Morgan, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Chris Demarest, Kristie Alvarez** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **First Guaranty Mortgage Corporation**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, May 2, 2017 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Jones County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **THE SOUTH ENTRANCE TO THE COURTHOUSE, Jones County Courthouse, 100 Courthouse Square, Anson, TX 79501.**



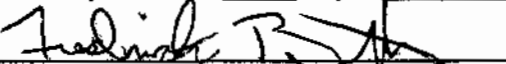
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The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and First Guaranty Mortgage Corporation's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and First Guaranty Mortgage Corporation's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 22nd day of February 2017.


By: Terry Browder, Marsha Monroe, Laura Browder, Stefanie Morgan, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Chris Demarest, Kristie Alvarez
Substitute Trustee(s)

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.

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000280-16-1

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TO No 160407166-TX-RWI

EXHIBIT "A"

SEE ATTACHED LEGAL DESCRIPTION

Exhibit A

A 5.00 acre tract of land situated within the S. M. Hale Survey No. 251, Abstract No. 202, Jones County, Texas, being out of and a part of a tract of land described in a deed to Robert Brewer recorded in Volume 206, Page 896, Official Public Records, Jones County, Texas, said 5.00 acre tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod set with survey cap stamped RPLS 6332 for the Northwest corner of this described tract, said point being located in the common line between said Brewer tract and a tract of land described as First Tract in a deed to H.W. Shaw, et al recorded in Volume 166, Page 78, of said Official Public Records, from which a 1/2" rebar rod with survey cap stamped AES 4130 (control monument) found for the Northwest corner of said Brewer tract bears S 75° 27' 31" W, a distance of 367.22 feet and a 1/2" rebar rod with survey cap stamped AES 4130 (control monument) found for an angle corner of said Brewer tract bears S 75° 27' 31" W, a distance of 223.58 feet;

Thence N 75° 27' 31" E along the common line between said Brewer tract and Shaw tract, same being the North line of this described tract, a distance of 184.98 feet to a 1/2" rebar rod set with survey cap stamped RPLS 6332 for a common corner between said Brewer tract and a tract of land described as Second Tract in a deed to H. W. Shaw, et al recorded in Volume 166, Page 78, of said Official Public Records, same being the Northeast corner of this described tract;

Thence S 14° 00' 51" E along the common line between said Brewer tract and Shaw tract, same being the East line of this described tract, passing 1/2" rebar rod set with survey cap stamped RPLS 6332 in the North line of said County Road No. 458, at a distance of 241.72 feet; thence continuing, along the same course, passing a 60D nail set in the approximate center line of said County, Road No. 458, at a distance of 280.08 feet; thence continuing along the same course, passing 1/2" rebar rod set with survey cap stamped RPLS 6332 in the South line of said County Road No. 458, at a distance of 320.23 feet; thence continuing along the same course, a total distance of 1320.30 feet to 1/2" rebar rod set with survey cap stamped RPLS 6332 for the Southeast corner of this described tract, from which a 1/2" rebar rod with survey cap stamped AES 4130, (control monument) found for the Southwest corner of said Brewer tract bears S. 14° 00' 51" E, a distance of 348.61 feet and S 75° 30' 36" W, a distance of 522.19 feet and a 3/8" rebar rod (control monument) found for the Southeast corner of said Brewer tract bears S 14° 00' 51" E, a distance of 348.61 feet;

Thence over and across said Brewer tract the following courses and distances:

S 75° 30' 36" W, a distance of 164.98 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6332 for the Southwest corner of this described tract;

N 14° 00' 15" W, passing a 1/2" rebar rod set, with survey cap stamped PLS 6332 in the South line of said County Road No. 458, at a distance of 1128.15 feet; thence continuing along the same course, passing a 60D nail set in the approximate center line of said County Road No. 458, at a distance of 1167.60 feet; thence continuing along the same course, passing a 1/2" rebar rod set with survey cap stamped RPLS 6332 in the North line of said County Road No. 458, at a distance of 1206.66 ft; thence continuing along the same course, a total distance, of 1320.15 feet to the place of beginning and containing 5.00 acres of land, of which 0.29 acres of land lie within the confines of County Road No. 458.

Note: All bearings were based on GPS observations, N.A.D. 83, Texas North Central 4202.