

NOTICE OF [SUBSTITUTE] 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.

1. **Date, Time, and Place of Sale.**

Date: March 07, 2017

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE SOUTH HALL ENTRANCE ON THE FIRST FLOOR OF THE JONES COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 19, 2011 and recorded in Document VOLUME 341, PAGE 341 real property records of JONES County, Texas, with RITA ADKINS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RITA ADKINS, securing the payment of the indebtednesses in the original principal amount of \$101,036.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PLANET HOME LENDING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. PLANET HOME LENDING, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

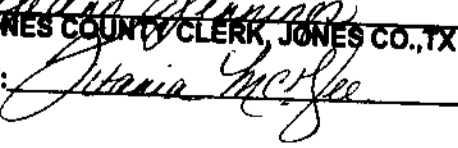
c/o PLANET HOME LENDING, LLC
321 RESEARCH PARKWAY SUITE 303
MERIDEN, CT 06450


TERRY BROWDER, LAURA BROWDER OR MARSHA MONROE
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the JONES County Clerk and caused to be posted at the JONES County courthouse this notice of sale.

Declarants Name: _____
Date: _____

POSTED NOTICE
DATE 2/13/17 TIME 11:11AM
JONES COUNTY CLERK, JONES CO., TX
BY: 





BEING 2.131 ACRES OF LAND OUT OF A 5 ACRE TRACT RECORDED IN VOLUME 640, PAGE 148, DEED RECORDS, JONES COUNTY, TEXAS, OUT OF A 61.38 ACRE TRACT OUT OF THE WEST 1/2 OF LOT 2, OF THE A. THOMPSON SURVEY NO. 20, JONES COUNTY, TEXAS, SAID 2.131 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" METAL REBAR ON THE SOUTH LINE OF A 2 ACRE TRACT RECORDED IN VOLUME 665, PAGE 274, DEED RECORDS, JONES COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT, WHENCE THE NORTHEAST CORNER OF THIS TRACT, WHENCE THE NORTHEAST CORNER OF SAID A. THOMPSON SURVEY NO. 20 IS RECORD TO BEAR S89°58'06"E 101.12', NORTH 215' AND S89°57'E 6417.1' PER SAID 2 ACRE DEED;

THENCE S00°04'06"W AT 62.50' PASS A FOUND 3/8" METAL REBAR AT THE NORTHWEST CORNER OF A 0.721 ACRE TRACT RECORDED IN VOLUME 76, PAGE 474, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS. FROM SAID FOUND 3/8" METAL REBAR, ANOTHER FOUND 3/8" METAL REBAR AT THE NORTHEAST CORNER OF SAID 0.721 ACRE TRACT BEARS S89°54'48"E 101.07' AND CONTINUE ON S00°04'06"W, AT 343.46' PASS A FOUND 3/8" METAL REBAR, FOR REFERENCE, ON THE NORTH LINE OF JONES COUNTY ROAD 355. FROM SAID FOUND 3/8" METAL REBAR A FOUND 5/8" METAL REBAR, ON THE EAST LINE OF SAID 0.721 ACRE TRACT BEARS S89°43'53"E 100.82. CONTINUE ON FROM SAID FOUND 3/8" METAL REBAR S00°04'06"W, A TOTAL DISTANCE OF 373.50' TO A POINT IN SAID COUNTY ROAD, ON THE SOUTH LINE OF SAID 5 ACRE TRACT, AT THE SOUTHWEST CORNER OF SAID 0.721 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S89°55'02"W 248.58' TO A POINT IN SAID COUNTY ROAD, ON THE SOUTH LINE OF SAID 5 ACRE TRACT, AT THE SOUTHERLY SOUTHEAST CORNER OF SAID 2 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N00°07'07"E, AT 30.40' PASS A SET 1/2" METAL REBAR FOR REFERENCE. FROM SAID SET 1/2" METAL REBAR A FOUND 5/8" METAL REBAR ON THE WEST LINE OF SAID 2 ACRE TRACT BEARS WEST 20.00'. CONTINUE ON FROM SAID SET 1/2" METAL REBAR, N00°07'07"E, A TOTAL DISTANCE OF 374.00' TO A SET 1/2" METAL REBAR, AT AN INTERIOR CORNER OF SAID 2 ACRE TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S89°58'06"E 248.25' TO THE POINT OF BEGINNING AND CONTAINING 2.131 ACRES OF LAND, OF WHICH 0.172 ACRE LIES IN JONES COUNTY ROAD 355, LEAVING A NET 1.959 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH A 589.2 SQUARE FOOT ACCESS EASEMENT, PARTIALLY IN THE REMAINDER OF A 5 ACRE TRACT OF LAND RECORDED IN VOLUME 640, PAGE 148, DEED RECORDS, TAYLOR COUNTY, TEXAS AND PARTIALLY IN A 0.721 ACRE TRACT RECORDED IN VOLUME 76, PAGE 474, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS, OUT OF THE WEST 1/2 OF LOT 2 OF THE A. THOMPSON SURVEY NO. 20, JONES COUNTY, TEXAS, SAID 589.2 SQUARE FEET BEING A TRIANGULAR SHAPED TRACT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 60D NAIL ON THE EAST LINE OF A 2.131 ACRE TRACT RECORDED IN VOLUME 208, PAGE 249, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS EASEMENT, WHENCE A FOUND 1/2" METAL REBAR AT THE NORTHEAST CORNER OF SAID 2.131 ACRE TRACT BEARS N00°04' 06"E 33.85';

THENCE EAST 15.00' TO A SET 60D NAIL, FOR THE NORTHEAST CORNER OF THIS EASEMENT;

THENCE S10°52'31"W 80.00' TO A SET 60D NAIL ON THE EAST LINE OF SAID 2.131 ACRE TRACT, FOR THE SOUTH CORNER OF THIS EASEMENT, WHENCE A FOUND 4/8" METAL REBAR ON THE NORTH LINE OF JONES COUNTY ROAD 355 ON THE EAST LINE OF SAID 2.131 BEARS S00°04'06"W 231.05';

THENCE N00°04' 06"E AT 49.91' PASS A FOUND 3/8" METAL REBAR AT THE NORTHWEST CORNER OF SAID 0.721 ACRE TRACT AND CONTINUE ON A TOTAL DISTANCE OF 78.56' TO THE POINT OF BEGINNING AND CONTAINING 589.2 SQUARE FEET OF LAND, MORE OR LESS.

REFERENCE BEARING FOUND 3/8" METAL REBAR ON NORTH LINE OF COUNTY ROAD 355 AND THE WEST LINE OF SAID 0.721 ACRE TRACT AND FOUND 5/8" METAL REBAR ON THE NORTH LINE OF COUNTY ROAD 355 AND THE WEST LINE OF SAID ACRE TRACT, RECORD WEST.

