

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: February 05, 2019

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 June 18, 2004 and recorded in Document VOLUME 207,PAGE 759 real property records of JONES County, Texas, with JACK DAYMON ROLLINS JR, grantor(s) and COUNTRYWIDE HOME LOANS, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JACK DAYMON ROLLINS JR, securing the payment of the indebtednesses in the original principal amount of \$35,890.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618

TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, JONATHAN SCHENDEL, RAMIRO CUEVAS, KRISTIE ALVAREZ OR CHARLES GREEN
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 2/14/19 TIME 10:45AM
JONES COUNTY CLERK, JONES CO.,TX
BY: *Jitania McJee*



NOS0000008075012



BEING 0.482 ACRES OF LAND CONTAINING ALL OF LOT 1, BLOCK 84, OF THE ORIGINAL TOWN OF ANSON, JONES COUNTY, TEXAS, RECORDED IN PLAT CABINET SLIDE 121, PLAT RECORDS, JONES COUNTY, TEXAS, AND A PORTION OF A 20' WIDE ALLEY, ABANDONED PER VOLUME 620, PAGE 26 AND VOLUME 620, PAGE 404 DEED RECORDS, RUNNING WHICH RUNS EAST AND WEST THROUGH SAID BLOCK 84, A DESCRIPTION OF SAID ALLEY TRACT BEING RECORDED IN VOLUME 662, PAGE 273, DEED RECORDS, JONES COUNTY, TEXAS. SAID 0.482 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A SET 1/2" METAL REBAR ON THE SOUTH LINE OF 7TH STREET (60' RIGHT-OF-WAY) AND THE WEST LINE OF AVENUE N (60' RIGHT-OF-WAY) AT THE NORTHEAST CORNER OF SAID LOT 1, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH, ALONG THE WEST LINE OF SAID AVENUE N, 150.00' TO A SET 1/2" METAL REBAR AT THE CENTER LINE OF SAID ABANDONED ALLEY, FOR THE SOUTHEAST CORNER OF THIS TRACT, WHENCE A FOUND 3/8" METAL REBAR AT THE NORTHEAST CORNER OF LOT 4, OF SAID BLOCK 84 BEARS SOUTH 10.00';

THENCE S 89° 39' 52" W, WITH THE CENTER OF SAID ABANDONED ALLEY, 139.98' TO A SET 1/2" METAL REBAR FOR THE SOUTHWEST CORNER OF THIS TRACT, WHENCE A FOUND 3/8" METAL REBAR AT THE NORTHWEST CORNER OF SAID LOT 4 BEARS SOUTH 10.00';

THENCE NORTH 149.68' TO A SET 1/2" METAL REBAR ON THE SOUTH LINE OF SAID 7TH STREET, AT THE NORTHWEST CORNER OF SAID LOT 1, FOR THE NORTHWEST CORNER OF THIS TRACT, WHENCE A FOUND 3/8" METAL REBAR ON THE NORTH LINE OF SAID 7TH STREET, AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 83 OF SAID ORIGINAL TOWN OF ANSON BEARS NORTH 60.00';

THENCE N 89° 31' 58" E ALONG THE SOUTH LINE OF SAID 7TH STREET, 139.99' TO THE POINT OF BEGINNING AND CONTAINING 0.482 ACRES OF LAND.

BEARING BASIS, FOUND 3/8" METAL REBAR AT THE NORTHWEST CORNER OF LOT 4, OF SAID BLOCK 84 AND THE SOUTHWEST CORNER OF LOT 4 OF SAID BLOCK 83, ORIGINAL TOWN OF ANSON. ASSUMED NORTH

