

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
4/22/2016

**Grantor(s)/Mortgagor(s):**  
RICHARD BURKS AND GLENDA K BURKS

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE  
FOR CITY BANK DBA CITY BANK MORTGAGE,  
ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
U.S. BANK NATIONAL ASSOCIATION

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 160892

**Property County:**  
JONES

**Mortgage Servicer:**  
U.S. Bank National Association is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
4801 Frederica Street,  
Owensboro, KY 42301

**Legal Description:** SEE ATTACHED EXHIBIT "A"

**Date of Sale:** 1/2/2019

**Earliest Time Sale Will Begin:** 1PM

**Place of Sale of Property:** Jones County Courthouse, 100 Courthouse Square, Anson, TX 79501 OR IN  
THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002  
OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place  
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that  
time.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*

**Assert and protect your rights as member of  
the armed forces of the United States. If you  
or your spouse are serving on active military duty,  
including active military duty as a member of the  
Texas National 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.**

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Terry Browder, ~~Laura Browder~~, Marsha Monroe,  
Jonathan Schendel, Ramiro Cuevas, Frederick  
Britton, Douglas Woodard, Kristic Alvarez  
or Thuy Frazier  
or Cindy Mendoza  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-18-67679-POS  
**Loan Type:** VA

**POSTED NOTICE**

**DATE:** 1/29/18 **TIME:** 10:07 AM  
*Rodinn Jennings*  
JONES COUNTY CLERK, JONES CO., TX

**BY:** *Whitney Ortega*

TX-18-67679-FC

EXHIBIT "A"

BEING 10.95 acres of land out of the East 60 acres of the Southwest 120 acres of the called SW 1/4 of Section 1, Block 2, T. & N.O. RR. Co. Surveys, Jones County, Texas, said 10.95 acres being more particularly described as follows:

BEGINNING at a 4" steel corner post on the South line of said Section 1 and the North line of County Road No. 356 and being the SW corner of a 1.0 acre tract recorded in Volume 115, Page 300, OPR, Jones County, Texas, whence a recovered 3/8" rebar at the SE corner of said 1.0 acre tract and the SE corner of said called SW 1/4 bears N77°00'00"E 52.27' - (recorded as 59.49');\*

THENCE 577°00'00"W with the South line of said Section 1 and generally with the North line of said County Road No. 356 at 278.14' pass the SE corner of a 5.0 acre tract recorded in Volume 78, Page 198, OPR, Jones County, Texas and continuing same course at 685.08' pass a recovered 3/8" rebar at the SW corner of said 5.0 acre tract and continue on same course for a total distance of 790.88' to a set 1/2" rebar -with cap' at the SW corner of said 60 acre tract, whence a 4" steel corner post bears N15°41'10"W 3.4';

THENCE N15°41'10"W 541.86' generally with fence on the West line of said 60 acre tract to a set 1/2" rebar with cap;

THENCE N77°00'100"E at 131.0' pass a recovered 3/8" rebar at the NW corner of said 5.0 acre tract, at 523.06' pass the NE corner of said 5.0 acre tract and continue on same course for a total distance of 980.81' to a set 1/2" rebar with cap on the West line of said 1.0 acre tract, whence a recovered 3/4" pipe at the North corner of said 1.0 acre tract bears N1°50'30"E 964.41';

THENCE 51°50'130"W 563.65' generally with fence on the West line of said 1.0 acre tract to the place of beginning and containing 10.95 acres of land of which 5.0 acres has been conveyed and described in Volume 78, Page 196, OPR, Jones County, Texas.