

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: June 12, 2012

Grantor(s): Steven K. Jefferson and Amanda J. Lerma

Original Trustee: Chris A. Peirson

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for American Home Free Mortgage, LLC, its successors and assigns

Recording Information: Clerk's File No. 2012-00032605, in the Official Public Records of REFUGIO County, Texas.

Current Mortgagee: First Guaranty Mortgage Corporation

Mortgage Servicer: RoundPoint Mortgage Servicing Corporation, whose address is C/O 5016 Parkway Plaza Blvd., Suite 200 Charlotte, NC 28217 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 03/01/2016 **Earliest Time Sale Will Begin:** 1:00 PM

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.


Legal Description:

THE EAST 86-2/3 FEET OF LOTS FIVE (5) AND FIFTEEN (15), BLOCK FOUR (4) OF THE ORIGINAL TOWN OF REFUGIO, REFUGIO COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID TOWN IN THE OFFICE OF THE COUNTY CLERK OF REFUGIO COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the REFUGIO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


Jim Rector as Substitute Trustee, Denise Rector as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Israel Curtis as Successor Substitute Trustee, John Sisk as Successor Substitute Trustee, Travis Kaddatz as Successor Substitute Trustee, Jason Spence as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Patricia Sanders as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Judy Post as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Jack Burns II as Successor Substitute Trustee, Mike Hanley as Successor Substitute Trustee, Pamela Thomas as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee



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