

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/12/2012

Grantor(s)/Mortgagor(s):
STEVEN K. JEFFERSON AND AMANDA J. LERMA

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMERICAN HOME FREE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
First Guaranty Mortgage Corporation

Accepted for Filing in
Refugio County, TX
OCT 26, 2018 01:04 AM
by Margie A. Castellano

Recorded in:
Volume: 261
Page: 394
Instrument No: 2012-00032605

Property County:
REFUGIO

Mortgage Servicer:
Fay Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
440 South LaSalle Street,
Chicago, IL 60605

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.

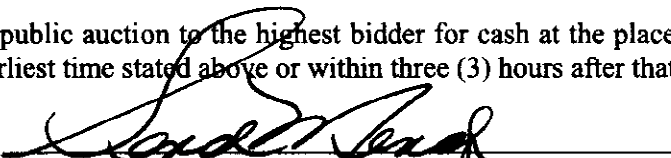
Date of Sale: 1/2/2019

Earliest Time Sale Will Begin: 1PM

Place of Sale of Property: Refugio County Courthouse, 808 Commerce Street, Refugio, TX 78377 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


Jim Rector, Denise Rector, Jo Woolsey, Bob Frisc, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Jamie Steen, W.D. Larew, Leslye Evans, Marcia Chapa, Martha Boeta, Barbara Sandoval, Amy Ortiz, Kim Hinshaw, Benjamin Griesinger, Stacey Bennett, Bob Frisch, Jodi Steen, Susan Sandoval, Vicki Hammonds or Alexis Mendoza or E. "Ursula" B. Willie or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-17-55110-POS
Loan Type: FHA