

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

9:36 FILED
AT 8 O'CLOCK JIM

Date of Security Instrument: March 18, 2011

Grantor(s): Leo Adams, Jr. and wife, Christian I. Adams

Original Trustee: Wes Hoskins

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee of First Community Bank, its successors and assigns

Recording Information: Vol. 1122, Page 404, or Clerk's File No. 410304, in the Official Public Records of JIM WELLS County, Texas.

Current Mortgagee: PHH MORTGAGE CORPORATION

Mortgage Servicer: PHH Mortgage Corporation, whose address is C/O One Mortgage Way Mt. Laurel, NJ 08054 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: 03/07/2017 **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:

BEING 1.08 ACRES OF LAND, MORE OR LESS, OUT OF THAT CERTAIN 4.0863 ACRES OUT OF LOTS ONE (1), TWO (2) AND TWELVE (12) OF THE L.G. COLLINS FARM LOTS SUBDIVISION, AND BEING DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN AND TRANSFER FROM JOSE R. GARZA AND WIFE, GLENDA M. GARZA TO LEO ADAMS, JR., DATED MAY 8, 2006, AND RECORDED IN VOLUME 949, PAGE 173 OF THE OFFICIAL PUBLIC RECORDS OF JIM WELLS COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the JIM WELLS 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


Denise Rector as Substitute Trustee, Jim Rector as Successor Substitute Trustee, Sandra Mendoza as Successor Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Leslye Evans as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



4605378

EXHIBIT "A"

Being 1.08 acres of land, more or less, out of that certain 4.0863 acres out of Lots One (1), Two (2) and Twelve (12) of the L.G. COLLINS FARM LOTS SUBDIVISION, and being described in a Warranty Deed with Vendor's Lien and Transfer from Jose R. Garza and wife, Glenda M. Garza to Leo Adams, Jr., dated May 8, 2006, and recorded in Volume 949, Page 173 of the Official Public Records of Jim Wells County, Texas, the here-in-described 1.08 acres being described by metes and bounds as follows:

BEGINNING at a capped iron rod in the West line of said 4.0863 acres at a point 607.60 feet from its Southwest corner;

THENCE N 01° 14' 50" W with the West line of said 4.0863 acre Parent Tract and the East line of another 4.0863 acre tract described in a Warranty Deed with Vendor's Lien and Transfer from Jose R. Garza and wife, Glenda M. Garza to Guillermo C. Bueno and wife, Mary T. Bueno, dated June 29, 2006, and recorded in Volume 954, Page 226 of the Official Public Records of Jim Wells County, Texas, at 252.18 feet passing a 5/8" rebar found in the South right-of-way of F.M. 625, in all a distance of 282.18 feet to a point near the edge of the asphalt for Northwest corner of the here-in described 1.08 acres and the Northwest corner of the 4.0863 acre parent tract;

THENCE N 88° 35' 23" E with the North line of said 4.0863 acre parent Tract a distance of 120.07 feet to a point for its Northeast corner;

THENCE S 01° 24' 33" E a distance of 30.00 feet to a set capped iron rod in the South right-of-way of F.M. Highway 625 for interior corner of said 4.0863 acre parent Tract;

THENCE N 88° 35' 27" E with said South right-of-way of F.M. Highway 625 a distance of 51.56 feet to a set capped iron rod for Northeast corner of the here-in described 1.08 acres;

THENCE S 01° 18' 05" E a distance of 252.18 feet to a set capped iron rod marking the Southeast corner of the here-in described 1.08 acre tract;

THENCE S 88° 35' 25" W a distance of 171.95 feet to the **POINT OF BEGINNING** and containing 1.08 acres of land.
