

C&S No. 44-16-2993 / FHA / Yes
Cenlar FSB

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: March 26, 2014

Grantor(s): Emily Rostagno, a single woman

Original Trustee: Carey Stewart

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Texas Bank, its successors and assigns

Recording Information: Clerk's File No. 2014-01597, in the Official Public Records of ERATH County, Texas.

Current Mortgagee: Lakeview Loan Servicing, LLC

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department
425 Phillips Blvd Ewing, NJ 08618 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: 12/06/2016 **Earliest Time Sale Will Begin:** 10:00 AM

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:

ALL THAT CERTAIN 2.10 ACRE TRACT OF LAND IN THE VILLAGE OF SELDEN, IN THE D.W. BABCOCK SURVEY, ABSTRACT NO. 57, IN ERATH COUNTY, TEXAS, BEING THE REMAINDER OF THAT CERTAIN 2.7 ACRE TRACT OF LAND DESCRIBED IN DEED FROM RUBY L. KAY TO MICKEY JOE KOONSMAN, DATED SEPTEMBER 14, 1973 AND RECORDED IN VOLUME 497, PAGE 376 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, BEING THE SAME 2.10 ACRE TRACT DESCRIBED IN DEED FROM MICKEY JOE KOONSMAN ET UX TO MARK ALLEN HUBBARD ET UX, DATED JUNE 29, 1993 AND RECORDED IN VOLUME 845, PAGE 904 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

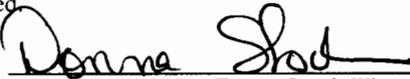
Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the ERATH County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the 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

POSTED

A.M. 2:20 P.M.



Guy Wiggs as Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Lori McCarty as Successor Substitute Trustee, Juanita Cox as Successor Substitute Trustee, Jimmy Carroll Brewer as Successor Substitute Trustee, Stephen Rawlings as Successor Substitute Trustee, Diasha Perkins as Successor Substitute Trustee, Jason Brewer as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Aurora Campos as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee

NOV 14 2016



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GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS

By  Deputy

EXHIBIT "A"

ALL THAT CERTAIN 2.10 ACRE TRACT OF LAND IN THE VILLAGE OF SELDEN, IN THE D. W. BABCOCK SURVEY, ABSTRACT NO. 57, IN ERATH COUNTY, TEXAS, BEING THE REMAINDER OF THAT CERTAIN 2.7 ACRE TRACT OF LAND DESCRIBED IN DEED FROM RUBY L. KAY TO MICKEY JOE KOONSMAN, DATED SEPTEMBER 14, 1973 AND RECORDED IN VOLUME 497, PAGE 376 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, BEING THE SAME 2.10 ACRE TRACT DESCRIBED IN DEED FROM MICKEY JOE KOONSMAN ET UX TO MARK ALLEN HUBBARD ET UX, DATED JUNE 29, 1993 AND RECORDED IN VOLUME 845, PAGE 904 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 3 INCH IRON PIPE FENCE CORNER POST IN THE NORTH LINE OF ERATH COUNTY ROAD NO. 228, BEING THE SW CORNER OF THE MICKEY JOE KOONSMAN 2.7 ACRE TRACT, THE SE CORNER OF A 0.48 ACRE TRACT DESCRIBED IN DEED FROM GLEN COOK ET UX TO KATHY LANE, DATED NOVEMBER 18, 1986 AND RECORDED IN VOLUME 703, PAGE 364 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, ALSO THE SE CORNER OF A FORMER 6 ACRE TRACT DESCRIBED IN DEED FROM TRUSTEES OF SELDEN SCHOOL DISTRICT NO. 80 TO SELDEN TRIANGLE CLUB, AND RECORDED IN VOLUME 375, PAGE 448 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, ALSO THE SW CORNER OF THE MARK ALAN HUBBARD 2.10 ACRE TRACT, FOR THE SW CORNER OF THIS TRACT;

THENCE N 31 DEGREES 04 MINUTES 25 SECONDS W ALONG A FENCE LINE ALONG THE EAST LINE OF SAID 6 ACRE TRACT AND WEST LINE OF SAID 2.7 ACRE TRACT, AT 209.1 FEET PASS AN IRON ROD FOUND AT THE NE CORNER OF SAID 0.48 ACRE TRACT, CONTINUING IN ALL 526.11 FEET TO AN IRON ROD SET AT A FENCE CORNER POST IN THE SOUTH RIGHT OF WAY LINE OF F.M. HIGHWAY NO. 913, BEING AT THE NW CORNER OF SAID 2.10 ACRE TRACT, FOR THE NW CORNER OF THIS TRACT, FROM WHICH THE AZIMUTH MARK FOR U. S. G. S. TRIANGULATION STATION, STEPHENVILLE SOUTH BASE BEARS S 60 DEGREES 57 MINUTES 34 SECONDS W, 471.74 FEET;

THENCE N 59 DEGREES 31 SECONDS 15 MINUTES E ALONG THE SOUTH LINE OF F. M. HIGHWAY NO. 913, 174.66 FEET TO AN IRON ROD SET IN THE WEST LINE OF ERATH COUNTY ROAD NO. 229, BEING IN THE OCCUPIED EAST LINE OF SAID 2.7 ACRE TRACT, BEING THE NE CORNER OF SAID 2.10 ACRE TRACT, FOR THE NE CORNER OF THIS TRACT:

THENCE S 30 DEGREES 55 MINUTES 39 SECONDS E ALONG A FENCE LINE ALONG THE WEST LINE OF ERATH COUNTY ROAD NO. 229, 526.52 FEET TO A 3 INCH IRON PIPE FENCE CORNER POST AT THE INTERSECTION OF THE NORTH LINE OF ERATH COUNTY ROAD NO. 228, BEING THE SE CORNER OF SAID 2.10 ACRE TRACT, FOR THE SE CORNER OF THIS TRACT;

THENCE S 59 DEGREES 39 MINUTES 31 SECONDS W ALONG A FENCE LINE ALONG THE NORTH LINE OF ERATH COUNTY ROAD NO. 228, 173.32 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.10 ACRES OF LAND.