

HOME EQUITY POSTING WITH ORDER ATTACHED

4169 FM 914  
STEPHENVILLE, TX 76401

20100045500365

NOTICE OF SUBSTITUTE TRUSTEE SALE

(See TEX. CONST. art. XVI, § 50a(6) Order attached)

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.

1. Date, Time, and Place of Sale.

Date: February 04, 2014

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place: THE SOUTH OUTSIDE STEPS OF THE ERATH COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 18, 2008 and recorded in Document VOLUME 1400, PAGE 0584 real property records of ERATH County, Texas, with TERRY S. STATON AND JESSICA STATON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TERRY S. STATON AND JESSICA STATON, securing the payment of the indebtednesses in the original principal amount of \$400,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SUNTRUST MORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROUNDPOINT MORTGAGE SERVICING CORPORATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROUNDPOINT MORTGAGE SERVICING CORPORATION

*R. Humphries*

CAROLYN SMITH, R. BARRETT OR R. HUMPHRIES

Substitute Trustee

c/o

15000 Surveyor Boulevard, Suite 100

Addison, Texas 75001

POSTED  
A.M. 1:30 P.M.

JAN 13 2014

GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS  
BY *LGJ* DEPUTY



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**EXHIBIT "A"**

A TRACT OF LAND SITUATED IN THE J.B. ROBERTSON SURVEY, ABSTRACT NO. 650, ERATH COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN THE DEED TO TERRY S. STATON, RECORDED IN VOLUME 1275, PAGE 1025, DEED RECORDS, ERATH COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR ROD SET WITH A CAP STAMPED RPLS 1983 (CONTROL MONUMENT) IN THE EAST LINE OF F.M. HIGHWAY NO. 914 FOR THE NORTHWEST CORNER OF THE STATON TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO BOBBY EUGENE DONOHUE, JR. ET UX, DONNA LEE DONOHUE, RECORDED IN VOLUME 692, PAGE 249, DEED RECORDS, ERATH COUNTY, TEXAS;

THENCE N. 66 DEG. 40' 23" E., 924.83 FEET ALONG THE COMMON LINE BETWEEN THE STATON TRACT AND THE DONOHUE TRACT IN A 3" METAL FENCE CORNER POST FOR THE NORTHEAST CORNER OF THE STATON TRACT, SAME BEING THE SOUTHWEST CORNER OF THE DONOHUE TRACT AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO TOMMY G. BARKER AND RUBY FAYE BARKER, RECORDED IN VOLUME 720, PAGE 407, DEED RECORDS, ERATH COUNTY, TEXAS;

THENCE S. 30 DEG. 23' 23" E., ALONG THE COMMON LINE BETWEEN THE STATON TRACT AND THE BARKER TRACT, AT 120.33 FEET PASSING THE SOUTH CORNER OF THE BARKER TRACT IN VOLUME 720, PAGE 407, DEED RECORDS, ERATH COUNTY, TEXAS, SAME BEING THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO TOMMY G. BARKER ET UX RUBY F. BARKER, RECORDED IN VOLUME 545, PAGE 693, DEED RECORDS, ERATH COUNTY, TEXAS, CONTINUING ALONG THE COMMON LINE BETWEEN THE STATON TRACT AND THE BARKER TRACT, IN ALL, 540.46 FEET TO A 3/8" REBAR ROD FOUND (CONTROL MONUMENT) FOR THE EAST CORNER OF THE STATON TRACT, SAME BEING THE SOUTH CORNER OF THE BARKER TRACT IN VOLUME 545, PAGE 693, DEED RECORDS, ERATH COUNTY, TEXAS, THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO HUDON WHITE AND WIFE BETTY WHITE, RECORDED IN VOLUME 875, PAGE 701, DEED RECORDS, ERATH COUNTY, TEXAS AND THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO CYNTHIA ANN WOODS, CHERYL LYNN PATTERSON AND SANDRA SUE KAMENICKY, RECORDED IN VOLUME 1073, PAGE 332, DEED RECORDS, ERATH COUNTY, TEXAS;

THENCE S. 59 DEG. 23' 23" W (BASE BEARING PER GPS OBSERVATION, WGS 84), 1040.16 FEET ALONG THE COMMON LINE BETWEEN THE STATON TRACT AND THE WOODS, PATTERSON AND KAMENICKY TRACT TO A 6" WOOD FENCE CORNER POST IN THE EAST LINE OF F.M. HIGHWAY NO. 914 FOR THE SOUTHWEST CORNER OF THE STATON TRACT, SAME BEING THE NORTHWEST CORNER OF THE WOODS, PATTERSON AND KAMENICKY TRACT;

THENCE N. 19 DEG. 44' 37" W., 904.39 FEET ALONG THE EAST LINE OF F.M. HIGHWAY NO. 914 TO A 1/2" REBAR ROD SET WITH A CAP STAMPED RPLS 1983;

THENCE N. 20 DEG. 56' 29" W., 65.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.54 ACRES. MORE OR LESS.