

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, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: September 18, 2015

Grantor(s): John K. Cervini and Sharon A. Cervini, husband and wife

Original Trustee: Michael Burns, Attorney at Law, Anderson, Burns, and Vela, LLP

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Ameripro Funding, Inc., DBA Ameripro Home Loans, its successors and assigns

Recording Information: Clerk's File No. 2015-003037, in the Official Public Records of EASTLAND County, Texas.

Current Mortgagee: Pingora 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: 08/07/2018 **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's attorney.

Legal Description:

BEING A 15.00 ACRE TRACT OF LAND CONSISTING OF 5.39 ACRES OF LAND OUT OF AND PART OF SECTION 3, T. & N.O.RR. CO. SURVEY, ABSTRACT NO. 531 AND 9.61 ACRES OF LAND OUT OF AND PART OF THE A.E. JONES SURVEY, ABSTRACT NO. 799, OF THE NE/4 OF SECTION 4, T. & N. O. RR. CO. SURVEY, EASTLAND COUNTY, TEXAS, SAID 15.00 ACRES BEING OUT OF AND PART OF A TRACT OF LAND DESCRIBED IN A DEED TO CECIL STEWART ET UX RECORDED IN VOLUME 611, PAGE 457 OF THE DEED RECORDS, EASTLAND COUNTY, TEXAS, AND A TRACT OF LAND DESCRIBED AS TRACT TWO IN A DEED TO JOE STEWART RECORDED IN VOLUME 797, PAGE 287 OF THE DEED RECORDS, EASTLAND COUNTY, TEXAS, SAID 15.00 ACRE TRACT 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 EASTLAND 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.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Laura Browder as Substitute Trustee, Marsha Monroe as Successor Substitute Trustee, Terry Browder as Successor Substitute Trustee, Linda Reppert 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

RECEIVED 10:31 A.M.
CATHY JENTHO, COUNTY CLERK

JUL 16 2018

EASTLAND COUNTY, TEXAS
By [Signature] Deputy



4664106

EXHIBIT "A"

BEING a 15.00 acre tract of land consisting of 5.39 acres of land out of and part of Section 3, T. & N. O. RR. Co. Survey, Abstract No. 531 and 9.61 acres of land out of and part of the A. E. Jones Survey, Abstract No. 799, of the NE/4 of Section 4, T. & N. O. RR. Co. Survey, Eastland County, Texas, said 15.00 acres being out of and part of a tract of land described in a deed to Cecil Stewart et. ux. recorded in Volume 611, Page 457 of the Deed Records, Eastland County, Texas and a tract of land described as Tract Two in a deed to Joe Stewart recorded in Volume 797, Page 287 of the Deed Records, Eastland County, Texas, said 15.00 acre tract being more particularly described by metes and bounds as follows:

Beginning at a concrete right of way monument (control monument) found in the South right of way line of Interstate 20 for a common corner between said Stewart tract and a tract of land described as Tract III in a deed to Russell Walker recorded in Volume 1962, Page 87 of the Official Public Records, Eastland County, Texas, said point also being located in the common line between said Section 3 and the M. V. Brewer Survey, Abstract No. 719, of the SW/4 of Section 2, H. T. & B. RR. Co. Survey, Eastland County, Texas, for the Northeast corner of this described tract;

Thence S 00° 00' 57" W along the common line between said Section 3 and said Brewer Survey, same being the common line between said Stewart tract and Walker tract, at 631.96 feet passing the common corner between said Section 3, Brewer Survey, Section 1 of the H. T. & B. RR. Co. Survey, Abstract No. 317 and said Jones Survey, same being the common corner between said Stewart tracts, Walker tract and a tract of land described as Tract II in a deed to Russell Walker recorded in Volume 1962, Page 87 of the Official Public Records, Eastland County, Texas; thence continuing along the same course for a total distance of 1296.43 feet, to a 1/2" rebar rod set with a survey cap stamped A.L.S. 6224 6332 for the Southeast corner of this described tract; from which a 6" cedar fence corner post (control monument) found for a common corner between said Stewart tract and Walker tract bears S 00° 00' 57" W; 2120.65 feet;

Thence S 89° 17' 25" W, 626.27 feet over and across said Stewart tract, to a 1/2" rebar rod set with a survey cap stamped A.L.S. 6224 6332, for the Southwest corner of this described tract;

Thence N 00° 00' 57" E, 790.38 feet over and across said Stewart tracts, to a 1/2" rebar rod set with a survey cap stamped A.L.S. 6224 6332 in the common line between said Stewart tract and previously mentioned Interstate 20, for the Northwest corner of this described tract; from which a concrete right of way monument (control monument) found bears S 50° 38' 15" W; 1084.76 feet;

Thence N 50° 38' 15" E, 810.14 feet along the common line between said Stewart tract and Interstate 20, to the place of beginning and containing 15.00 acres of land.