

Filed 12 day of Feb
in 2018, At 3:00 P.M.
BARBARA VANSA
County Clerk, Milam County, Texas
By [Signature] Deputy

C&S No. 44-17-4402 / Conventional / Yes
RoundPoint Mortgage Servicing Corporation

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: March 23, 2015

- Grantor(s): Joseph Nathan Hartley a single man
- Original Trustee: Allan B. Polunsky
- Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Primelending, a Plainscapital Company, its successors and assigns
- Recording Information: Vol. 1250, Page 316, or Clerk's File No. 1111, in the Official Public Records of MILAM County, Texas.
- Current Mortgagee: RoundPoint Mortgage Servicing Corporation
- Mortgage Servicer: RoundPoint Mortgage Servicing Corporation, whose address is C/O 5016 Parkway Plaza Blvd., Suite 200, Charlotte, NC 28217 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.

Legal Description:
BEING A 2.49 ACRE TRACT OF LAND OUT OF THE S. C. ROBERTSON SURVEY, ABSTRACT NO. 52, MILAM COUNTY, TEXAS, AND BEING ALL THAT CERTAIN CALLED 2.49 ACRES DESCRIBED TO ALYSSA EHLEY, RECORDED IN VOLUME 1152, PAGE 65 OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 03/06/2018 Earliest Time Sale Will Begin: 10:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Pete Florez as Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Maryna Danielian as Successor Substitute Trustee, Patricia Sanders as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Jack Burns II as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Kristie Alvarez as Successor Substitute Trustee, Julian Perrine as Successor Substitute Trustee, Dan Hart as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Pamela Thomas as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee



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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

Executed on this the 8th day of February, 2018.

For Information:

"Auction.com
1 Mauchly
Irvine, CA 92618

N. Barte

Nicole M. Barte, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

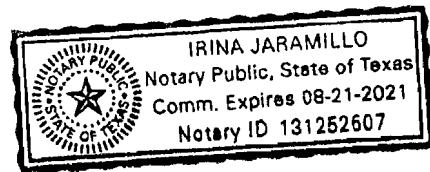
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Nicole M. Barte as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as *Personal Knowledge*, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 8th day of February, 2018.

Irina Jaramillo
Notary Public
Signature



Posted and filed by: Rita J
Printed Name: Rita Florez

C&S No. 44-17-4402 / Conventional / Yes
RoundPoint Mortgage Servicing Corporation

EXHIBIT A

2.49 ACRE TRACT

S. C. Robertson Survey

A-52

Milam County, Texas

Being a 2.49 acre tract of land out of the S. C. Robertson Survey, Abstract No. 52, Milam County, Texas, and being all that certain called 2.49 acres described to Alyssa Ehley, recorded in Volume 1152, Page 65 of the Official Records of Milam County, Texas, said 2.49 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at a corner post at the northwest corner of the above mentioned 2.49 acre tract, same being a northeasterly corner of that certain called 107.48 acre tract to Tommy Lee Stewart, (1114/343), located on the south line of County Road No. 305 for the northwest corner of this;

THENCE along the north line of said 2.49 acre tract, common boundary with said county road the following courses and distances:

N 84°41'54" E a distance of 304.79 feet to a 1/2 inch iron rod found for an angle point,
S 79°31'59" E a distance of 102.56 feet to a 1/2 inch iron rod found for an angle point,
S 74°57'21" E a distance of 172.15 feet to a 1/2 inch iron rod found for an angle point,
S 66°33'42" E a distance of 37.96 feet to a 1/2 inch iron rod found at a fence corner post at the northeast corner of said 2.49 acre tract, same being a northerly corner of said 107.48 acre tract, for the northeast corner of this;

THENCE departing said road with the southeast and southwest lines of said 2.49 acre tract, common boundary with said 107.48 acre tract and along a fence line S 58°50'59" W a distance of 510.08 feet to a 1/2 inch iron rod with aluminum cap found at the south corner of said 2.49 acre tract, and N 28°15'56" W a distance of 356.83 feet to the **POINT OF BEGINNING**, in all containing 2.49 acres of land.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.