

**NOTICE OF [SUBSTITUTE] 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.**

**1. Date, Time, and Place of Sale.**

**Date:** December 06, 2016

**Time:** The sale will begin at 1:00PM or not later than three hours after that time.

**Place:** THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) 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 November 17, 2003 and recorded in Document VOLUME 01258, PAGE 00718 real property records of FREESTONE County, Texas, with LETA L. JACKSON AND WILLIAM T JACKSON, grantor(s) and JACKSONVILLE SAVINGS BANK, SSB, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LETA L. JACKSON AND WILLIAM T JACKSON, securing the payment of the indebtednesses in the original principal amount of \$147,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MULTIBANK 2010-1 SFR VENTURE, LLC 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 in the attached Exhibit A.

**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  
5016 PARKWAY PLAZA SUITE 200  
CHARLOTTE, NC 28217



BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP

4004 Belt Line Road, Suite 100

Addison, Texas 75001

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the FREESTONE County Clerk and caused to be posted at the FREESTONE County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

**FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
DN: Nov 15, 2016 AT 03:15P  
as Notice of Trustee Sale**

**Total Fees : 8.00  
Receipt Number - 138915  
By: Alicia Dossett, Deputy**



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**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 5.00 ACRES OF LAND, SITUATED IN THE M. BATEMAN SURVEY, ABSTRACT 83, FREESTONE COUNTY, TEXAS, BEING A PART OF THE SAME 35.45 ACRES OF LAND CONVEYED BY C. E. NEAL, JR., TRUSTEE, TO HAROLD REID MCANNALLY AND WIFE, JENNIE MAE MCANALLY, DATED FEBRUARY 5, 1969, RECORDED IN VOLUME 386, PAGE 802, D.R.F. CO., TEXAS. SAID 5.00 ACRE TRACT DESCRIBED TO-WIT;

BEGINNING AT A FOUND 3/8" ROD, PER DEED, AT THE BASE OF A 24' POST OAK TREE IN THE EAST LINE OF F.M. ROAD 488, FOR THE SOUTH WEST CORNER OF SAID 35.45 ACRE TRACT;

THENCE NORTH 11 DEGREES 47 MINUTES E, 313.13 FEET, WITH SAID EAST LINE OF F.M. ROAD 488, AS FENCED TO A 1" IRON PIPE SET FOR THIS NORTH CORNER;

THENCE NORTH 60 DEGREES 16 MINUTES, E, 695.57 FEET, TO 1" IRON PIPE SET FOR CORNER;

THENCE SOUTH 11 DEGREES 47 MINUTES W, 313.13 FEET, TO A 1" IRON PIPE SET IN THE SOUTHERLY LINE OF SAID 35.45 ACRE TRACT;

THENCE SOUTH 60 DEGREES 16 MINUTES W 695.57 FEET, TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.



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