

Our File Number: 15-13865

Name: BARBARA ANN ATKINSON, A MARRIED WOMAN AND D. ROY ATKINSON, PROFORMA ONLY

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 24, 2001, BARBARA ANN ATKINSON A MARRIED WOMAN AND D. ROY ATKINSON, PROFORMA ONLY, executed a Deed of Trust/Security Instrument conveying to JOHN L. MATTHEWS OR TIMOTHY M. BARTOSH, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR CTX MORTGAGE COMPANY, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 238104, in the DEED OF TRUST OR REAL PROPERTY records of ARANSAS COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, SEPTEMBER 6, 2016**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **ARANSAS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT NO. FOUR (4), OAK WOOD SUBDIVISION, ARANSAS COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 15, PLAT
RECORDS, ARANSAS COUNTY, TEXAS.

Property Address: 1401 W 12TH STREET
ROCKPORT, TX 78382

Mortgage Servicer: SETERUS, INC.

Noteholder: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION
ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF
AMERICA
14221 DALLAS PARKWAY, SUITE 1000
DALLAS, TX 75254

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

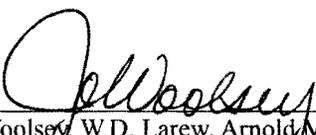
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WITNESS MY HAND this 15th day of August, 2016.

FILED
AT 10:04 A.M.
AUG 15 2016

VALERIE K. AMASON
COUNTY CLERK, ARANSAS CO., TEXAS

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Jo Woolsey, W.D. Larew, Arnold Mendoza, Vicki Hammonds, Bob Frisch, Israel Curtis, Patricia Sanders, Frederick Britton, Jamie Steen, Aarti Patel, Patrick Zwiers, Jack Burns II, Kristopher Holub, Jodi Steen, Jim Rector, Denise Rector, Pamela Thomas, Leslye Evans, Shelia Blake, Substitute Trustees