

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: February 05, 2019

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE SOUTH BROADWAY PORCH OF THE BROWN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

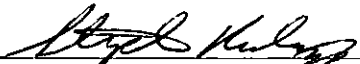
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 14, 2013 and recorded in Document VOLUME 88, PAGE 15 real property records of BROWN County, Texas, with MAGGIE COY AND CHRISTOPHER COY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MAGGIE COY AND CHRISTOPHER COY, securing the payment of the indebtednesses in the original principal amount of \$99,183.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note JPMORGAN CHASE BANK, N.A. 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

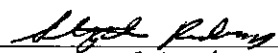
c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219


LINDA J. REPERT, HOWARD WHITNEY, RAMIRO CUEVAS, KRISTOPHER HOLUB, JACK BURNS II, PAMELA THOMAS, DYLAN RUIZ, MAXWELL ATHERTON JUANITA COX, JASON BREWER, JIMMY BREWER, BOBBY BREWER, SHELLY HENDERSON, SANDY MEHAN OR STEPHEN RAWLINGS
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

Stephen Rawlings
My name is Stephen Rawlings, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 1-14-2019 I filed at the office of the BROWN County Clerk and caused to be posted at the BROWN County courthouse this notice of sale.


Declarant's Name: Stephen Rawlings
Date: 1-14-2019

Certificate of Posting

Posted:
FILED FOR RECORD
TIME 8:49 am

JAN 14 2019

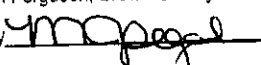
Sharon Ferguson, Brown County Clerk
Deputy 



EXHIBIT "A"

A 1.40 ACRE TRACT OF LAND SITUATED WITHIN THE A. MCINTOSH SURVEY, ABSTRACT NO. 1351 OF THE SW/4 OF THE H. T. & B.R.R. CO. SURVEY NO. 28, BROWN COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED IN A DEED TO BARBARA H. WISECUP RECORDED IN VOLUME 1151, PAGE 518, REAL PROPERTY RECORDS, BROWN COUNTY, TEXAS AND DESCRIBED IN A DEED TO JOE R. WALKER, ET UX RECORDED IN VOLUME 455, PAGE 28, DEED RECORDS, BROWN COUNTY, TEXAS, SAID 1.40 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TXDOT CONCRETE RIGHT OF WAY MONUMENT (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID WISECUP TRACT, A TRACT OF LAND DESCRIBED IN A DEED TO BEN CARNES, ET UX RECORDED IN VOLUME 657, PAGE 391, OF SAID DEED RECORDS AND A TRACT OF LAND DESCRIBED IN A JUDGMENT OF COURT IN ABSENCE OF OBJECTION TO THE STATE OF TEXAS RECORDED IN VOLUME 742, PAGE 788, OF SAID DEED RECORDS, FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT, SAID POINT BEING LOCATED IN THE NORTHEAST LINE OF HIGHWAY NO. 67/84;

THENCE N 62 DEG 25' 48" W ALONG THE COMMON LINE BETWEEN SAID WISECUP TRACT AND STATE OF TEXAS TRACT, SAME BEING THE NORTHEAST LINE OF SAID HIGHWAY 67/84, FOR THE SOUTH LINE OF THIS DESCRIBED TRACT, A DISTANCE OF 228.47 FEET TO A 1/2" REBAR ROD SET WITH SURVEY CAP STAMPED RPLS 6332 FOR A COMMON CORNER BETWEEN SAID WISECUP TRACT, STATE OF TEXAS TRACT AND A TRACT OF LAND DESCRIBED IN A DEED TO ELVIN C. HUTCHINS, ET UX RECORDED IN VOLUME 635, PAGE 21, OF SAID DEED RECORDS, SAME BEING THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE ALONG THE COMMON LINE BETWEEN SAID WISECUP TRACT AND HUTCHINS TRACT THE FOLLOWING COURSES AND DISTANCES:

N 03 DEG 33' 28" E ALONG THE WEST LINE OF THIS DESCRIBED TRACT, A DISTANCE OF 269.07 FEET TO A 1/2" REBAR ROD SET WITH SURVEY CAP STAMPED RPLS 6332 FOR A COMMON CORNER BETWEEN SAID WISECUP TRACT AND HUTCHINS TRACT, SAME BEING THE NORTHWEST CORNER OF THIS DESCRIBED TRACT;

S 87 DEG 47' 32" E ALONG THE NORTH LINE OF THIS DESCRIBED TRACT, A DISTANCE OF 180.40 FEET TO A 1/2" REBAR ROD (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID WISECUP TRACT AND HUTCHINS TRACT, SAME BEING THE NORTHEAST CORNER OF THIS DESCRIBED TRACT, SAID POINT BEING LOCATED IN THE WEST LINE OF PREVIOUSLY MENTIONED CARNES TRACT;

THENCE S 00 DEG 52' 06" E ALONG THE COMMON LINE BETWEEN SAID WISECUP TRACT AND CARNES TRACT, SAME BEING THE EAST LINE OF THIS DESCRIBED TRACT, A DISTANCE OF 367.39 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.40 ACRES OF LAND, MORE OR LESS.

FILED FOR RECORD

TIME _____

JAN 14 2019

Sharon Ferguson, Brown County Clerk

Deputy _____



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