

**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: June 06, 2017

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

Place: THE NORTHSIDE DOOR OF THE CASS 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 28, 2008 and recorded in Document CLERK'S FILE NO. 2008003123 real property records of CASS County, Texas, with ORVAL DEWITT O'NEAL AND PEGGY ANN WELLS O'NEAL, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ORVAL DEWITT O'NEAL AND PEGGY ANN WELLS O'NEAL, securing the payment of the indebtednesses in the original principal amount of \$198,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019

SHANNAH WALKER, KEVIN MCCARTHY, AL DAVIS, MURPHY HOWLE OR BEATRICE CARRILLO  
Substitute Trustee

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

FILED FOR RECORD  
2017 MAY 16 PM 3:43  
JANIE A. O'NEAL  
CASS COUNTY CLERK



**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JAMES CLARK SURVEY IN CASS COUNTY, TEXAS, AND BEING LOTS NOS, 4, 5, 6 AND 7, IN BLOCK NO. 3, OF THE NOAH PAUL BROWN ADDITION TO THE CITY OF LINDEN, TEXAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF A TRACT OR PARCEL OF LAND IN THE NAME OF W. FRANK HALL AT A STAKE IN THE CENTER HILL ROAD;

THENCE SOUTH ALONG THE WBL OF THE HALL 400 FEET TO A STAKE IN A DEDICATED STREET AS SHOWN ON THE PLAT OF SAID ADDITION;

THENCE WEST ALONG THE NBL OF SAID DEDICATED STREET 197 FEET TO THE SE CORNER OF LOT NO. 3 IN BLOCK NO. 3 OF SAID ADDITION;

THENCE NORTH ALONG THE EBL OF LOTS 3 AND 8, 452 FEET TO THE CENTER HILL ROAD AT THE NEC OF LOT NO. 8, A STAKE;

THENCE SOUTH 89 DEG 50' EAST, 9 FEET ALONG THE SBL OF THE CENTER HILL ROAD; ON SOUTH 76 DEG 00' EAST 197 FEET, TO THE PLACE OF BEGINNING.

FILED FOR RECORD  
2017 MAY -5 PM 12:02  
JAMIE R. AND  
CASS COUNTY CLERK

CAUSE NO. 16 C 397

JACK ALAN ROBISON,  
Plaintiff

V.

DAWN ROBISON LEE,  
Defendant

IN THE DISTRICT COURT

OF CASS COUNTY, TEXAS

5<sup>TH</sup> JUDICIAL DISTRICT

**COURT ORDERED  
REAL ESTATE AUCTION**

On April 14, 2017 Randy Moore was appointed by the Court to sell property at public auction as quickly as possible. Property to be sold consist of 12.029 +/- acre along with a 14 x 60 mobile home and separate shop area. A copy of the ORDER APPOINTING RECEIVER FOR AUCTION SALE OF REAL PROPERTY is attached.

**SALE DATE TUESDAY MAY 23, 2017 AT COURTHOUSE IN CASS COUNTY, TEXAS**

For sale details, Contact Randy Moore, Receiver (903)-293-3129

CAUSE NO.: 16 C 397

**JACK ALAN ROBISON,**  
Plaintiff

V.

**DAWN ROBISON LEE,**  
Defendant

§  
§  
§  
§  
§

**IN THE DISTRICT COURT**

**OF CASS COUNTY, TEXAS**

**5<sup>TH</sup> JUDICIAL DISTRICT**

**ORDER APPOINTING RECEIVER FOR AUCTION SALE OF REAL PROPERTY**

On the 3<sup>rd</sup> day of March, 2017, both parties appeared pursuant to the Court's Order dated January 18, 2017 for a determination of whether certain real property more particularly described below could be partitioned in kind. An announcement was made on the record by the attorney for Jack Alan Robison that the parties both agreed for the property to be sold at public auction as quickly as possible.

IT IS, THEREFORE, ORDERED that RANDY MOORE, a qualified voter in the state of Texas, is hereby appointed as receiver of the following described real property:

Tract One

All those certain lots or parcels of land situated in the Martha Ingram Survey, A-556, in Cass County, Texas, being a portion of the called 81.6 acre tract of land described in the Deed from Grace Roberts to Elizabeth (Bess) Roberts Lee, dated July 25, 1958, and recorded in Volume 357, Page 116, of the Deed Records of Cass County, Texas, and being all of Lot No. 16 and Lot No. 17 of Galloway Acres Subdivision as shown on the Plat of said subdivision appearing in Volume 5, Pages 79-80, of the Plat Records of Cass County, Texas, to which Plat reference is here made for all purposes.

Tract Two

All that certain 4.689 acres of land situated in the

Martha Ingram Survey, A-556, in Cass County, Texas, being a portion of the 62.24 acre tract conveyed by John W. Crow, Inc., to Willie D. Godwin, Jr., and wife, Brenda J. Godwin, by Deed dated May 25, 1979, recorded in Volume 624, Page 805, of the Deed Records of Cass County, Texas, and being known as Lot 4 of the subdivision of said 62.24 acre tract by Phillip J. Goudeau, Registered Public Surveyor, said Lot No. 4 being more particularly described as follows: BEGINNING at a 5/8" iron rod set on the East line of said 62.24 acre tract, said iron rod being 1133.02 feet South of the Northeast corner of the 62.24 acre tract and a 30 acre tract described as "Third Tract" in the above mentioned Deed;  
THENCE North 89° 32' 15" West, 505.78 feet to a 5/8" iron rod for the Northwest corner of this tract;  
THENCE South 00° 02' 14" East, 403.44 feet with the West line of said 62.24 acre tract to a 5/8" iron rod for the Southwest corner of this tract;  
THENCE South 89° 24' 24" East, 505.53 feet to a 5/8" iron rod set on the East line of the 62.24 acre tract, also being the East line of said 30 acre tract for the Southeast corner of this tract;  
THENCE North with the East line of said 62.24 acre tract, 404.59 feet to the Point of Beginning, containing 4.689 acres of land, more or less.  
**ALSO**, with the above described land, one approximately 14 x 60 mobile home, with "General Processing Corp., Crossville, Tenn., Use 2 5/16 Ball, 60-12-30-27" being found on the tongue of the mobile home, that has been permanently attached to the above land and will hereafter be considered a part of same.

IT IS FURTHER ORDERED that no bond shall be required and that RANDY MOORE shall immediately advertise the real property for sale at public auction at the courthouse in Cass County, Texas. Potential purchasers shall be required to post a letter from a financial institution so that the sale proceeds can be obtained within five (5) days of the sale.

IT IS FURTHER ORDERED that JACK ALAN ROBISON shall be allowed to remain in the real property through the date of sale. JACK ALAN ROBISON is required to cooperate with the Receiver to allow him access to the real property upon reasonable notice and a one-time viewing of the property by all potential bidders/buyer. ~~Furthermore, if either party is the successful bidder, they shall only be required to pay sixty (60) per cent of their bid.~~

IT IS FURTHER ORDERED that the proceeds of the sale of the real property shall be deposited into the Registry of the Court until another hearing is held on the proper distribution of the net proceeds.

DATED this 14th day of <sup>April</sup>~~March~~, 2017.



HONORABLE BILL MILLER  
DISTRICT JUDGE

FILED FOR RECORD

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

2017 MAY 15 10:12

JAMIE A. O'RAND  
CASS COUNTY CLERK

DEED OF TRUST INFORMATION:

**Date:** 09/23/2005  
**Grantor(s):** SHIRLEY A WOODS AN UNMARRIED WOMAN  
**Original Mortgagee:** COMMONWEALTH UNITED MORTGAGE A DIVISION OF NATIONAL CITY BANK OF INDIANA  
**Original Principal:** \$52,500.00  
**Recording Information:** Instrument 41160  
**Property County:** Cass  
**Property:**

ALL THAT CERTAIN 0.906 ACRE TRACT OF LAND IN THE JOHN R BOON SURVEY, ABSTRACT NO. 56, CASS COUNTY, TEXAS AND BEING ALL THE SAME PROPERTY AS CONVEYED TO KAY SMITH IN VOLUME 1029, PAGE 622, REAL PROPERTY RECORDS AND THE 0.906 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT CONCRETE MONUMENT FOUND IN SOUTH R.O.W. LINE TEXAS FM 250 AT NORTHERN MOST CORNER HOMER K JENKINS PROPERTY (653/82) AND WESTERN MOST CORNER SMITH PROPERTY-BEING NORTHEAST APPROXIMATELY 1,140 FEET FROM THE INTERSECTION OF TEXAS FM 250 AND CR2872;

THENCE: WITH SOUTH R.O.W. LINE TEXAS FM 250 ALONG A CURVE TO RIGHT HAVING CENTRAL ANGLE OF 11 DEGREES 39'37" AND RADIUS OF 1085.93 FEET SUBTENDED ALONG AN ARC FOR 221.00 FEET AND CHORD BEARING N51 DEGREES 07'31"E 220.62 FEET TO 1/2" REBAR FOUND FOR CORNER AT WESTERN MOST CORNER LARRY AND SANDRA D COLLINS PROPERTY (457/245) AND NORTHERN MOST CORNER SMITH PROPERTY-1" PIPE FOUND BY FENCE CORNER BEARS S 55 DEGREES 04'22"E AT 2.00 FEET;

THENCE: S 55 DEGREES 04'22"E, 147.72 FEET WITH COMMON FENCED BOUNDARY TO 1" IRON PIPE FOUND BY FENCE CORNER AT SOUTHERN MOST CORNER COLLINS PROPERTY AND EASTERN MOST CORNER SMITH PROPERTY;

THENCE: S 40 DEGREES 17'55"W, 243.90 FEET WITH COMMON FENCED BOUNDARY TO 3/8" REBAR FOUND AT EASTERN MOST CORNER DR. M.T. JENKINS PROPERTY (538/166) AND SOUTHERN MOST CORNER SMITH PROPERTY;

THENCE: N 45 DEGREES 38'27"W, 188.99 FEET WITH COMMON BOUNDARY TO THE PLACE OF BEGINNING AND CONTAINING 0.906 ACRE OF LAND, MORE OR LESS.

**Reported Address:** 447 FM 250 SOUTH, HUGHES SPRINGS, TX 75656

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** PNC Bank, National Association  
**Mortgage Servicer:** PNC Mortgage  
**Current Beneficiary:** PNC Bank, National Association  
**Mortgage Servicer Address:** 3232 Newmark Drive, Miamisburg, OH 45342

SALE INFORMATION:

**Date of Sale:** Tuesday, the 6th day of June, 2017

**Time of Sale:** 10:00AM or within three hours thereafter.

**Place of Sale:** THE NORTH ENTRANCE OF THE CASS COUNTY COURTHOUSE LOCATED ON HOUSTON STREET, LINDEN, TEXAS in Cass County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Cass County Commissioner's Court.

**Substitute Trustee(s):** Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Markeos Pineda, Doug Woodard, Darla Boettcher, Andrew Pierce, Patrick Zwiers, Kristopher Holub, Frederick Britton, Allan Johnston, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Markeos Pineda, Doug Woodard, Darla Boettcher, Andrew Pierce, Patrick Zwiers, Kristopher Holub, Frederick Britton, Allan Johnston, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees:

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Markeos Pineda, Doug Woodard, Darla Boettcher, Andrew Pierce, Patrick Zwiers, Kristopher Holub, Frederick Britton, Allan Johnston, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.

3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.





Our File Number: 390.101013  
Name: EARL WARREN ANDREWS

FILED FOR RECORD

2017 MAY 15 11:10:12

JAMIE A. O'RAND  
CASS COUNTY CLERK

**NOTICE OF TRUSTEE'S SALE**

**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.**

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.

WHEREAS, on November, 15 2001, EARL WARREN ANDREWS, executed a Deed Of Trust conveying to D. ROGERS as Trustee, the Real Estate hereinafter described, to SECRETARY OF VETERANS AFFAIRS, in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 01194, Volume 1148, , Page 620 in the DEED OF TRUST OR REAL PROPERTY records of CASS COUNTY, TX; 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:

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, June 6, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in CASS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse: specifically, the North entrance of the Cass County Courthouse located on Houston Street, Linden, Texas or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

ALL THAT CERTAIN 0.84 ACRE TRACT OF LAND IN THE JOSEPH BURLESON SURVEY, ABSTRACT 77, CASS COUNTY, TEXAS, BEING ALL THAT SAME PROPERTY DESCRIBED IN VOLUME 875, PAGE 118, CASS COUNTY DEED RECORDS, SAID 0.84 ACRE TRACT ALSO BEING KNOWN AS LOT 2, BLOCK 3, "THE OAK HILLS" SUBDIVISION TO THE CITY OF HUGHES SPRINGS, TEXAS, VOLUME 6, PAGE 20, CASS COUNTY PLAT RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 1018 BEVERLY DRIVE  
HUGHES SPRINGS, TX 75656  
Mortgage Servicer: Carrington Mortgage Services, LLC  
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, FORMERLY KNOWN AS BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE OF VENDEE MORTGAGE TRUST 2002-1  
1600 South Douglass Road, Suite 200-A  
Anaheim, CA 92806

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. 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.

WITNESS MY HAND this day, May 15, 2017.

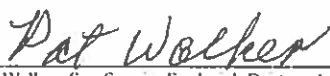
  
Pat Walker, Sue Spasic, Frederick Britton, Aurora Campos, Jonathan Harrison, Markcos Pineda, Doug Woodard, Patrick Zwiers, Kristopher Holub, Darla Boettcher, Andrew Pierce, Allan Johnston, Chance Oliver or Max Murphy, Substitute Trustee  
c/o Angel Reyes & Associates, PC  
5950 Berkshire Lane, Suite 410  
Dallas, TX 75225 469-425-3140

EXHIBIT "A"

All that certain 0.84 acre tract of land in the Joseph Burleson Survey, Abstract 66, Cass County, Texas. Being all that same property described in Volume 875, Page 118, Cass County Deed Records. Said 0.84 acre tract also being known as Lot 2, Block 3, "The Oak Hills" subdivision to the City of Hughes Springs, Texas, Volume 6, Page 20, Cass County Plat Records and more particularly described by metes and bounds as follows:

Beginning at: A 5/8" re-bar found in the North line of Beverly Drive for the Southeast corner of this tract;

Thence: S 88° 58' 00" W, (record bearing basis Volume 6, Page 20, Cass County Plat Records) 173.24 ft. along the North line of Beverly Drive to a 5/8" re-bar found for the Southwest corner of this tract;

Thence: N 00° 52' 28" W, 210.22 ft. to a 5/8" re-bar found for the Northwest corner of this tract;

Thence: N 89° 06' 39" E, 172.98 ft. to a 5/8" re-bar found for the Northeast corner of this tract;

Thence: S 00° 56' 42" E, 209.78 ft. to the Place of Beginning, containing 0.84 acres of land, more or less.

STATE OF TEXAS, }  
COUNTY OF CASS }

I, JANNIS MITCHELL, County Clerk, Cass County, Texas certify that the within and foregoing matters of writing constitutes a full, true and correct copy of original as same appears of record in this office.

Given under my hand and seal of office, at Linden, Texas, this the 9 day of February A.D. 2009

JANNIS MITCHELL County Clerk  
CASS COUNTY, TEXAS  
BY Cindy Waters Deputy



FILED FOR RECORD 16 DAY OF November A.D. 20 01 at 2:55 P. M.  
DULY RECORDED 21 DAY OF November A.D. 20 01  
BY: Cindy Waters DEPUTY JANNIS MITCHELL, County Clerk  
Cass County, Texas

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: June 06, 2017

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

Place: THE NORTHSIDE DOOR OF THE CASS 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 02, 2000 and recorded in Document VOLUME 1109, PAGE 271 real property records of CASS County, Texas, with RICHARD WAYNE ADCOCK, grantor(s) and TEXARKANA AMERICAN HOME MORTGAGE CORPORATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RICHARD WAYNE ADCOCK, securing the payment of the indebtednesses in the original principal amount of \$41,656.00, 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, NATIONAL ASSOCIATION 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

*Robert Lamont or David Sims or Harriett Fletcher or Sheryl Lamont or Allan Johnston or Sharon St. Pierre*

ROBERT LAMONT OR DAVID SIMS OR HARRIETT FLETCHER OR SHERYL LAMONT OR ALLAN JOHNSTON OR SHARON ST. PIERRE

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

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 CASS County Clerk and caused to be posted at the CASS County courthouse this notice of sale.

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

FILED FOR RECORD  
2017 APR 10 AM 10:20  
JAMIE A. O'RAHD  
CASS COUNTY CLERK



NOS00000006689616

**EXHIBIT "A"**

ALL THAT CERTAIN 0.305 ACRE TRACT OF LAND IN THE CITY OF ATLANTA, JANE RICHEY SURVEY, A-877 IN CASS COUNTY, TX. BEING ALL OF LOT NUMBERED FOUR (4) IN BLOCK #2 OF THE NORTH HEIGHTS ADDITION (2ND PART) AS RECORDED IN VOL. 1, PG. 217 OF THE PLAT RECORDS; ALSO BEING THE SAME TRACT OF LAND CONVEYED TO ROYCE E. HEIDT ET UX. BY WARRANTY DEED RECORDED IN VOLUME 1047, PAGE 498 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TX.



NOS0000006689616