

C&S No. 44-17-5237 / Conventional / No
JPMorgan Chase Bank, National Association

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 & Stawiariski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

FILED FOR RECORD
DEC 11 AM 11:49
AMY L. VARNELL
CASS COUNTY CLERK

Date of Security Instrument: October 09, 2007
Grantor(s): Daniel Alexander, married and Alys Alexander, married
Original Trustee: Charles A. Brown
Original Mortgagee: JPMorgan Chase Bank, N.A.
Recording Information: Clerk's File No. 2007005341, in the Official Public Records of CASS County, Texas.
Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 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.

Date of Sale: 01/02/2018 Earliest Time Sale Will Begin: 10:00 AM

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 Mortgagee, the Mortgagee's attorney.

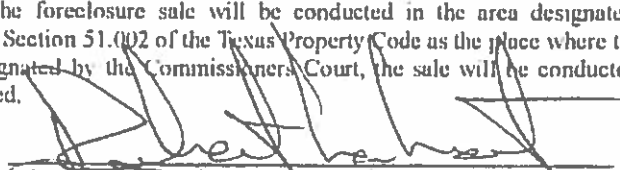
Legal Description:

ALL THAT CERTAIN 0.645 ACRE TRACT OF LAND IN THE JOHN R. BOON SURVEY, ABSTRACT M 56, CASS COUNTY, TEXAS AND BEING ALL THE SAME PROPERTY AS CONVEYED TO ROBERT M. AND JULIE A. BERG AND RECORDED IN VOLUME 989, PAGE 157, REAL PROPERTY RECORDS AND THE 0.645 ACRE AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

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

For Information:

Codilis & Stawiariski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200


Robert LaMont as Substitute Trustee, David Sims as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

12-11-17



4640684

Exhibit A

ALL THAT CERTAIN 0.645 ACRE TRACT OF LAND IN THE JOHN R. BOON SURVEY, ABSTRACT m 56, CASS COUNTY, TEXAS AND BEING ALL THE SAME PROPERTY AS CONVEYED TO ROBERT M. AND JULIE A. BERG AND RECORDED IN VOLUME 989, PAGE 157, REAL PROPERTY RECORDS AND THE 0.645 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT: ¾ INCH IRON PIPE FOUND ON EAST SIDE CR2872 AT NORTHWEST CORNER BERG TRACT AND SOUTHWEST CORNER LONE STAR STEEL COMPANY 3.74 ACRES (595/115) FOR NORTHWEST CORNER;

THENCE: S 86°40'14" E, 300.55 FEET WITH SOUTH BOUNDARY LONE STAR STEEL COMPANY 3.74 ACRE TO ANGLE IRON FOUND AT NORTHWEST CORNER DORTHY JEAN SISK 0.78 ACRE (1015/703, 302/165) AND NORTHEAST CORNER BERG TRACT FOR NORTHEAST CORNER;

THENCE: S 35°14'55" W, 113.92 FEET WITH WEST BOUNDARY SISK 0.78 ACRE AND SOUTHEAST CORNER BERG TRACT TO 1 INCH IRON PIPE FOUND IN NORTH BOUNDARY WILLIAM AND BETTY PERRY 1.5 ACRE (918/738) AT SOUTHWEST CORNER SISK 0.78 ACRE AND SOUTHEAST CORNER BERT TRACT FOR SOUTHEAST CORNER;

THENCE: N 89°31'52" W, 243.56 FEET WITH NORTH BOUNDARY PERRY 1.5 ACRE AND SOUTH BOUNDARY BERG TRACT TO 1 INCH IRON PIPE FOUND IN EAST MARGIN CR 2872 AT NORTHWEST CORNER PERRY 1.5 ACRE AND SOUTHWEST CORNER BERG TRACT FOR SOUTHWEST CORNER;

THENCE: N 03°04'49" E, 110.89 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.645 ACRE OF LAND, MORE OR LESS.