

### 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 & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX  
7 JUL 10 PM 12:05  
DEPUTY

**Date of Security Instrument:** February 09, 2009  
**Grantor(s):** William A Brown and Rachel I Brown, husband and wife  
**Original Trustee:** Thomas E Black, Jr.  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Mortgage Lenders of America, LLC, its successors and assigns  
**Recording Information:** Vol. 1836, Page 65, or Clerk's File No. 1556, in the Official Public Records of HUNT 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:** 08/01/2017      **Earliest Time Sale Will Begin:** 1:00 PM


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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description:  
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE ISAAC HAMBY SURVEY, ABSTRACT NO. 416, CITY OF QUINLAN, HUNT COUNTY, TEXAS, AND BEING KNOWN AS LOT 9 AND LOT 10, BLOCK 5 OF THE TERRELL ADDITION, AN ADDITION TO THE CITY OF QUINLAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 105, PAGE 168 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM LINDA KAY HAYES, ET AL, TO S. GAIL MCDANIEL, ET VIR, AS RECORDED IN VOLUME 1567, PAGE 477 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND 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 HUNT 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 & Stawiarski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200

  
Robert LaMont as Substitute Trustee, David Sims as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Randy Daniel as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, Jim OBryant 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



4626511

Exhibit "A"

DESCRIPTION

All that certain lot, tract or parcel of land situated in the Isaac Hamby Survey, Abstract No. 418, City of Quinlan, Hunt County, Texas, and being known as Lot 9 and Lot 10, Block 5 of the Terrell Addition, an Addition to the City of Quinlan, according to the Plat thereof recorded in Volume 106, Page 168 of the Deed Records of Hunt County, Texas, and being known as that tract of land described in a Deed from Linda Kay Hayes, et al, to S. Gail McDaniel, et vir, as recorded in Volume 1567, Page 477 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the North line of Laura Avenue with the East line of College Street, said point also being the Southwest corner of the above cited Block 6, said point also being the Southwest corner of the above cited McDaniel tract;

THENCE N.-02 deg. 43 min. 54 sec. E. with the East line of College Street a distance of 139.92 feet to a 1/2" iron rod found for corner at the intersection of the East line of College Street with the South line of an Alley, said point also being the Northwest corner of said McDaniel tract;

THENCE S. 87 deg. 42 min. 41 sec. E. with the South line of said Alley a distance of 124.18 feet to a 1/2" iron rod found for corner at the Northeast corner of said McDaniel tract, said point also being a Northwest corner of that tract of land described in a Deed from the Quinlan Church of Christ to Quinlan 2.5 L.P., as recorded in Volume 1414, Page 604 of the Official Public Records of Hunt County, Texas;

THENCE S. 02 deg. 49 min. 17 sec. W. with the East line of said McDaniel tract and a West line of said Quinlan 2.5 L.P. tract a distance of 140.05 feet to a 1/2" iron rod found for corner in the North line of Laura Street at the Southeast corner of said McDaniel tract, said point also being a Southwest corner of said Quinlan 2.5 L.P. tract;

THENCE N. 87 deg. 39 min. 07 sec. W. with the North line of Laura Street a distance of 123.98 feet to the POINT OF BEGINNING and containing 0.399 acres of land.

