

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

18 APR -9 PM 1:44
BY: *D Strong*
DEPUTY

C&S No. 44-17-0540 / Home Equity / Yes
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 & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: March 03, 2004

Grantor(s): George Samuel Cowan

Original Trustee: Argent Mortgage Company, LLC

Original Mortgagee: Argent Mortgage Company, LLC

Recording Information: Vol. 1136, Page 22, or Clerk's File No. 3666, in the Official Public Records of HUNT County, Texas.

Current Mortgagee: JPMC Specialty Mortgage LLC f/k/a WM Specialty Mortgage LLC

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: 05/01/2018 **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 QUINTANA SURVEY, ABSTRACT NO. 865, HUNT COUNTY, TEXAS, AND BEING ALL OF THAT 8.94 ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM INTERFIRST BANK OF GREENVILLE, N.A. TO JOHN O. SUMMERS AND WIFE, SANDRA SUMMERS, DATED FEBRUARY 25, 1986, AND BEING RECORDED IN VOL. 8, PAGE 541 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, 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 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.
400 N. Sam Houston Pkwy E, Suite
900A
Houston, TX 77060
(281) 925-5200

Randy Daniel
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, Ramiro Cuevas as Successor Substitute Trustee, Markcos Pineda as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Jonathan Harrison as Successor Substitute Trustee, Shawn Schiller as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, Darla Boetcher as Successor Substitute Trustee, Jim OBryant as Successor Substitute Trustee, or Thomas Delancy as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee



4653523

Exhibit 'A'

ALL that certain lot, tract or parcel of land situated in the QUINTANA SURVEY, ABSTRACT NO. 865, Hunt County, Texas, and being all of that 8.94 acres tract of land as described in a Warranty Deed from Interfirst Bank of Greenville, N.A. to John O. Summers and wife, Sandra Summers, dated February 25, 1986, and being recorded in Vol. 8, page 541 of the Real Property Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" Iron rod found for corner at the Southwest corner of said 8.94 acres tract of land, in the center of County Road 4110;

THENCE N 00 deg. 54 min. 04 sec. W (Controlling bearing line) along the West line of said tract, a distance of 1298.05 feet to a concrete monument found for corner;

THENCE S 89 deg. 34 min. 24 sec. E a distance of 300.00 feet to a 1/2" Iron rod set for corner;

THENCE S 00 deg. 54 min. 04 sec. E a distance of 1298.05 feet to a nail set for corner in said County Road 4110;

THENCE N 89 deg. 34 min. 24 sec. W a distance of 300.00 feet to the Point of Beginning and containing 8.94 acres of land.