

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.

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
18 JUN 11 AM 8:43
DEPUTY
Jennifer Lindenzweig

1. **Date, Time, and Place of Sale.**

Date: August 07, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED 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 July 25, 2008 and recorded in Document VOLUME 1781, PAGE 102; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 2016-1071 real property records of HUNT County, Texas, with REVA RIDLEY AND SHERRY G. MARRONE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by REVA RIDLEY AND SHERRY G. MARRONE, securing the payment of the indebtednesses in the original principal amount of \$107,170.00, 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

Randy Daniel

JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, JIM O'BRYANT, CINDY DANIEL, LIZ HACH OR CHERYL HARRIS

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

Declarants Name: _____
Date: _____



NOS0000006432504

EXHIBIT "A"

SITUATED IN THE COUNTY OF HUNT, STATE OF TEXAS, BEING A PART OF THE T.H. STEWART SURVEY, ABSTRACT NO. 1018 AND BEING THE SAME TRACT OF LAND DESCRIBED AS 4.953 ACRES CONVEYED BY VANDERBILT MORTGAGE AND FINANCE, INC. TO CMH HOMES, INC. BY DEED DATED SEPTEMBER 12, 2007, RECORDED IN VOLUME 1647, PAGE 193, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID 4.953 ACRE TRACT IN A PUBLIC ROAD LOCALLY KNOWN AS COUNTY ROAD NO. 3608 (A.K.A. WHISKERS ROAD);

THENCE NORTH ALONG SAID ROAD A DISTANCE OF 248.05 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE SAID 4.953 ACRE TRACT;

THENCE NORTH 89 DEG. 59' 26" EAST, PASSING A 2" PIPE ON THE EAST SIDE OF SAID ROAD AT 26.97 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 870.90 FEET TO A 2" PIPE FOUND MAINTAINING THE NORTHEAST CORNER OF THE SAID 4.953 ACRE TRACT IN A FENCE;

THENCE SOUTH 00 DEG. 00' 36" EAST WITH SAID FENCE A DISTANCE OF 247.58 FEET TO A 2" PIPE FOUND MAINTAINING THE SOUTHEAST CORNER OF THE SAID 4.953 ACRE TRACT;

THENCE SOUTH 89 DEG. 57' 34" WEST, PASSING A 2" PIPE FOUND ON THE SAID EAST SIDE OF ROAD AT 845.21 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 870.94 FEET TO THE POINT-OF-BEGINNING AND CONTAINING 4.95 ACRES OF LAND, MORE OR LESS.



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