

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:

1/8/2009

Grantor(s)/Mortgagor(s):

JOHN V. BIRDWELL, JOINED HEREIN PRO
FORMA BY HIS WIFE, RABECA A.
BIRDWELL

Original Beneficiary/Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR HOME FINANCING
UNLIMITED, INC. DBA TRINITY MORTGAGE
SERVICES, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:

JPMorgan Chase Bank, National Association

Recorded in:

Volume: 01473

Page: 00590

Instrument No: 00900186

Property County:

FREESTONE

Mortgage Servicer:

JPMorgan Chase Bank, National Association is
representing the Current Beneficiary/Mortgagee
under a servicing agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:

1111 Polaris Parkway, Columbus, OH 43240

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL
PURPOSES.

Date of Sale: 6/6/2017

Earliest Time Sale Will Begin:

10:00 AM

Place of Sale of Property: Freestone County Courthouse, 118 Commerce Street, Fairfield, TX 75840 OR
IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION
51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
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.



Lori Gamer, Sharon St. Pierre, Robert LaMont,
Sheryl LaMont, Harriett Fletcher, David Sims,
Aurora Campos, Jonathan Harrison, Markcos Pineda,
Ramiro Cuevas, Patrick Zwiers, Kristopher Holub,
Frederick Britton, Allan Johnston
or Cole D. Patton
or Denny Tedrow
MCCARTHY & HOLTHUS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Apr 13, 2017 AT 01:14P
as Notice of Trustee Sale

MH File Number: TX-17-32896-POS
Loan Type: Farm Loan

Total Fees : 8.00
Receipt Number - 140972
By: Alicia Dossett, Deputy

EXHIBIT "A"

BEING a 15.00 acres tract situated in the S.W. Lamar Survey, A-396, Freestone County, Texas, a part of that called 78.4 acres tract described in the deed dated February 10, 2006 from Ricky Hugh Dunlap to Paula Dunlap recorded in Vol. 1350, Pg. 93, Deed Records of Freestone County, Texas (F.C.D.R.), said 15.00 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod in the North right of way line of county road FCR 930 at a fence corner post for the Southwest corner of said 78.4 acres tract and this tract, same being the Southeast corner of the John McKinney called 173.0 acres tract of record in Vol. 1436, Pg. 643, L.C.D.R.;

THENCE N.1°18'40"E. 1822.39 ft. with a fence, the West line of said 78.4 acres tract and the East line of said McKinney tract to a set $\frac{1}{2}$ ' iron rod for the Northwest corner of this tract;

THENCE S.88°41'20"E. 742.52 ft. to a set $\frac{1}{2}$ " iron rod for the Northeast corner of this tract;

THENCE S.0°39'07"E. 138.35 ft. to a set $\frac{1}{2}$ ' iron rod for an angle corner in the East line of this tract;

THENCE S.30°08'09"W. , at approximately 310.00 ft. a private lane (driveway), continuing along and generally parallel along said lane, in all 1320.00 ft. to a set $\frac{1}{2}$ ' iron rod for an angle corner in the East line of this tract;

THENCE S.1°18'40"E. 550.00 ft. along and generally parallel with said lane to a set $\frac{1}{2}$ ' iron rod in a fence, the North line of said FCR 930 and the South line of said 78.4 acres tract for the Southeast corner of this tract;

THENCE N.76°56'33"W. 110.00 ft. with the North line of said FCR 930 and the South line of said 78.4 acres tract to the point of BEGINNING, containing 15.00 acres.