

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.

1. Date, Time, and Place of Sale.

Date: June 06, 2017

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

Place: THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 October 15, 2007 and recorded in Document VOLUME 01423, PAGE 00834; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN VOLUME 01667, PAGE 00584 real property records of FREESTONE County, Texas, with RAEANNA L. BUCHANAN, grantor(s) and BRANSFORD LENDING, LLC D/B/A TRINITY MTG SERVICES, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RAEANNA L. BUCHANAN, securing the payment of the indebtednesses in the original principal amount of \$93,342.00, 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

BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY
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

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Apr 25, 2017 AT 04:05P
as Notice of Trustee Sale
Total Fees : 8.00
Receipt Number - 141165
By: Melissa Munoz, Deputy

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

Declarants Name: _____
Date: _____



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EXHIBIT "A"

BEING 0.262 OF AN ACRE OF LAND SITUATED IN THE I. H. REED SURVEY ABSTRACT NO. 23, FREESTONE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED NORTH NINETY FEET OF LOT TWENTY-TWO (22) OF THE W. A. MOREHEAD ADDITION DESCRIBED IN A DEED FROM TOM J. CULWELL TO ADDIE MAE CULWELL, DATED NOVEMBER 6, 2003, AND RECORDED IN VOLUME 1256, PAGE 824, OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS, SAID 0.262 ACRE TRACT TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4" IRON ROD (FOUND) AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED LOT 22, BEING AT THE SOUTHWEST CORNER OF LOT 23 OF SAID ADDITION, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SHADY LANE (40' R.O.W.);

THENCE SOUTH 89 DEG 51' 13" EAST, FOR A DISTANCE OF 126.89 FEET, TO A T - BAR (FOUND) AT THE NORTHEAST CORNER OF SAID LOT 22, AND BEING AT THE SOUTHEAST CORNER OF LOT 23, BEING AT THE SOUTHWEST CORNER OF LOT 11, AND BEING AT THE NORTHWEST CORNER OF LOT 12;

THENCE SOUTH 00 DEG 01' 03" EAST, FOR A DISTANCE OF 89.99 FEET, TO A T-BAR (FOUND) AT THE SOUTHEAST CORNER OF SAID NORTH NINETY FEET OF LOT 22, BEING IN THE EAST LINE OF SAID LOT 22, BEING IN THE WEST LINE OF LOT 12, AND BEING AT A CHAIN LINK FENCE CORNER;

THENCE NORTH 89 DEG 50' 38" WEST, FOR A DISTANCE OF 126.91 FEET, TO A 1/2" IRON ROD (FOUND) AT THE SOUTHWEST CORNER OF SAID NORTH NINETY FEET OF LOT 22, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SHADY LANE;

THENCE NORTH, FOR A DISTANCE OF 89.96 FEET, WITH THE WEST LINE OF LOT 22, AND WITH THE EAST RIGHT-OF-WAY LINE OF SHADY LANE, BACK TO THE PLACE OF BEGINNING, AND CONTAINING 0.262 OF AN ACRE LAND, MORE OR LESS

BEARINGS ARE BASED ON A BEARING OF "NORTH" ALONG THE MONUMENTED WEST LINE OF THE NORTH NINETY FEET OF LOT 22 AS RECORDED IN VOLUME 1256, PAGE 824.



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