

NOTICE OF TRUSTEE'S SALE

Date: November 6, 2014

Trustee: John Malone
Trustee's Street Address: 1838 N. Valley Mills Drive, Waco, Texas 76710
Lender: Centurion Financial Corporation

Note

Date: February 10, 2012
Borrower: Angelica Gummelt
Payee: Centurion Financial Corporation
Principal Amount: \$44,679.38

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Nov 10, 2014 AT 02:52P
as Notice of Trustee Sale

Deed of Trust

Date: February 10, 2012
Grantor: Angelica Gummelt
Trustee: John Malone
Original Beneficiary: Centurion Financial Corporation
Recording information: Document #01200663 in Volume 1570, Page 865 of the
Official Public Records of Freestone County, Texas
Property: Being Lots Four (4), Five (5) and Six (6), Block Q, Old Town Site, Teague,
Freestone County, Texas.

Total Fees : 8.00
Receipt Number - 128132
By: Melissa Munoz, Deputy

County: Freestone

Date of Sale (first Tuesday of month): December 2, 2014
Time of Sale: 1:00 p.m. or within three hours thereof
Place of Sale: Front Steps at south entrance of the Freestone County courthouse in
Fairfield Texas.

John Malone is the Trustee under the Deed of Trust. Lender has instructed Trustee to offer
the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public
auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will
occur is the Time of Sale, and the sale will be conducted no later than three hours
thereafter.

**NOTICE: Assert and protect your rights as a member of the armed forces to 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.**

John Malone

JOHN MALONE, TRUSTEE
(254) 772-3722 *with permission*
Kathy Burrow

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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: December 02, 2014

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 March 17, 2008 and recorded in Document VOLUME 01440, PAGE 00660 real property records of FREESTONE County, Texas, with ANNE HAYDON AND JEFFERY HAYDON, grantor(s) and BRANSFORD LENDING, LLC D/B/A TRINITY MTG SRVICES, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ANNE HAYDON AND JEFFERY HAYDON, securing the payment of the indebtednesses in the original principal amount of \$78,928.00, 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 as follows:

BEING LOT NUMBERS FIVE (5) AND SIX (6) IN BLOCK NUMBER ONE- HUNDRED TWO (102) OF THE CITY OF TEAGUE, FREESTONE COUNTY, TEXAS AS SHOWN ON PLAT OF SAID CITY RECORDED IN CABINET A, ENVELOPE 7A, PLAT RECORDS OF FREESTONE COUNTY, TEXAS.

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
15000 Surveyor Boulevard, 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: Nov 10, 2014 AT 04:07P
as Notice of Trustee Sale
Total Fees : 8.00
Receipt Number - 128141
By: Melissa Munoz, Deputy

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NOTICE OF TRUSTEE'S SALE

DATE: November 7, 2014

DEED OF TRUST

Date: March 10, 2005

Grantor: Beth E. Ranson
PO Box 411
Fairfield, TX 75840

Beneficiary: Timothy W. Coffey
PO Box 423
Centerville, TX 75833

Substitute Trustee: Deborah L. Lemons
PO Box 423
Centerville, TX 75833

Recording Information: Vol. 1316, Pg. 861, Official Records, Freestone County, Texas.

Property: *10.23 Acres of land, being TR. 77 of MOODY LAND COMPANY, SEC. III, a subdivision in Freestone County, Texas, according to the map and plat thereof recorded in Cab. B, Env. 125 of the Map and Plat Records of Freestone County, Texas.*

Note

Date: March 10, 2005

Amount: \$10,781.38

Debtor: Beth E. Ranson

Holder: Timothy W. Coffey

DATE OF SALE OF PROPERTY: December 2, 2014

EARLIEST TIME OF SALE OF PROPERTY: 11:00 a.m.

LOCATION OF SALE: Fairfield, Texas, at the Freestone County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.



DEBORAH L. LEMONS

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Nov 10, 2014 AT 11:22A
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 128113
By: Dacia Phillips, Deputy

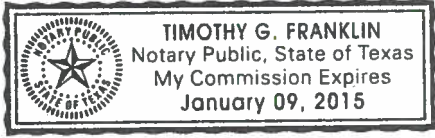
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(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on November 7, 2014 by Deborah L. Lemons.





NOTARY PUBLIC, STATE OF TEXAS