

**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: January 06, 2015

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 February 27, 2007 and recorded in Document VOLUME 01394, PAGE 00001 real property records of FREESTONE County, Texas, with JACKSON S. DILLON, grantor(s) and LOU ANN BRANSFORD DBA TRINITY MORTGAGE SERVICES, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JACKSON S. DILLON, securing the payment of the indebtednesses in the original principal amount of \$87,627.00, 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:

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

**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 BARRITT 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: Dec 15, 2014 AT 04:07P  
as Notice of Trustee Sale

Total Fees : 8.00  
Receipt Number - 128666  
By, Melissa Munoz, Deputy

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## EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE D.C. CANNON SURVEY, A-130, CITY OF TEAGUE, TEXAS, FREESTONE COUNTY TEXAS, BEING 0.37 ACRE AND BEING THE SAME LAND DESCRIBED IN A DEED OF TRUST DATED DECEMBER 8, 2003 AND RECORDED IN VOLUME 1261, PAGE 94, OFFICIAL RECORDS FREESTONE COUNTY, TEXAS, FROM JERRY W. BOTTOMS TO JACK ALLDREDGE, TRUSTEE FOR THE FIRST NATIONAL BANK OF FAIRFIELD, TEXAS, SAID 0.37 ACRE TRACT DESCRIBED TO WIT.

BEGINNING AT A OLD 3/8" IRON ROD FOUND RESET 1/2" IRON ROD AND CAP RPLS/1858/MJR AT THE NORTHWEST CORNER OF THIS 0.37 ACRE TRACT IN THE EAST R.O.W. OF 13TH AVE., BEING THE SOUTHWEST CORNER OF THE FRED NEALE, 0.37 ACRE TRACT, THE NORTHWEST CORNER OF THE A.I. HOLLAND ORIGINAL 4.00 ACRE TRACT. VOL 201, PG 299 BEARS NORTH 05 DEGREES 09 MINUTES EAST, 75.0 FEET:

THENCE SOUTH 05 DEGREES 09 MINUTES WEST (BASIS OF BEARING PER DEED, VOL. 1261, PG 94) 75.0 FEET ALONG SAID EAST R.O.W. TO A 1/2" IRON ROD AND CAP SET FOR THIS SOUTHWEST CORNER, SAID POINT BEING THE NORTHWEST CORNER OF THE LESLIE YOUNG RED 0.37 ACRE TRACT, A 1 1/2" X 1/2" FLAT BAR FOUND AT THE SOUTHWEST CORNER OF THE RED TRACT BEARS SOUTH 5 DEGREES 09 MINUTES WEST 75.0 FEET:

THENCE SOUTH 85 DEGREES 21 MINUTES EAST, ALONG THE NORTH LINE OF THE RED TRACT, PASSING AT 76.0 FEET THE BEGINNING OF A 48" CHAIN LINK FENCE, CONTINUING ALONG FENCE A TOTAL DISTANCE OF 215.0 FEET TO A 1/2" IRON ROD AND CAP SET FOR THIS SOUTHWEST CORNER (DEED CALLS TO THE WEST LINE OF A 15.0 FEET ALLEY THAT IS NON EXISTENT) A 2" X 48" CHAIN LINK FENCE CORNER BEARS SOUTH 85 DEGREES 21 MINUTES EAST 8.3 FEET:

THENCE NORTH 05 DEGREES 09 MINUTES EAST, 75.0 FEET TO A 1/2" IRON ROD AND CAP SET FOR THIS NORTHEAST CORNER IN THE SOUTH LINE OF THE FRED NEALE 0.37 ACRE TRACT, A 2" X 48" CHAIN LINK FENCE CORNER BEARS SOUTH 85 DEGREES 21 MINUTES EAST, 8.3 FEET :

THENCE NORTH 85 DEGREES 21 MINUTES WEST, ALONG THE SOUTH LINE AND 48" CHAIN LINK FENCE OF THE NEALE TRACT, PASSING AT APPROXIMATELY 130.0 FEET THE END OF SAID FENCE CONTINUING A TOTAL DISTANCE OF 215.0 FEET TO THE POINT OF BEGINNING CONTAINING 0.37 ACRE OF LAND, MORE OR LESS.