

906 S PECAN ST
BRADY, TX 76825

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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: March 05, 2019

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE SOUTH SIDE OF THE MCCULLOCH COUNTY COURTHOUSE ON COMMERCE STREET 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 June 12, 2008 and recorded in Document VOLUME 379, PAGE 395, AS AFFECTED BY MODIFICATION ON VOLUME 417, PAGE 944 real property records of MCCULLOCH County, Texas, with GREG FLETCHER AND JANA FLETCHER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GREG FLETCHER AND JANA FLETCHER, securing the payment of the indebtedness in the original principal amount of \$157,528.00, 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
5415 VISION DRIVE
COLUMBUS, OH 43219



LINDA REPPERT, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS, LINDA J. REPPERT, HOWARD WHITNEY, KRISTOPHER HOLUB, PATRICK ZWIERS, JACK BURNS II, OR PAMELA THOMAS
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/sora.military.orders@chase.com

Certificate of Posting

My name is Stephen Rawlings, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 1-24-2019 I filed at the office of the MCCULLOCH County Clerk and caused to be posted at the MCCULLOCH County courthouse this notice of sale.


Declarant's Name: Stephen Rawlings
Date: 1-24-2019

POSTED

JAN 24 2019

Christine A. Jones
McCulloch County Clerk



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MCCULLOCH

EXHIBIT "A"

BEING A 100.00 FEET BY 112.00 FEET TRACT OF THE EAST 112.00 FEET OF THE SOUTH ONE-HALF OF BLOCK 72, LUHR ADDITION, CITY OF BRADY, MCCULLOCH COUNTY, TEXAS AS PER PLAT RECORDED IN VOLUME 27, PAGE 322, DEED RECORDS OF MCCULLOCH COUNTY, TEXAS AND SAID 100.00 FEET BY 112.00 FEET TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND SAID BLOCK 72 AND ALSO BEING THE INTERSECTION OF THE WEST LINE OF PECAN STREET AND THE NORTH LINE OF NINTH STREET;

THENCE WITH THE SOUTH LINE OF THIS TRACT AND SAID BLOCK 72 AND THE NORTH LINE OF SAID NINTH STREET, WEST 112.00 FEET TO A "X" ON CONCRETE SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE WITH THE WEST LINE OF THIS TRACT AND ACROSS SAID BLOCK 72, NORTH 100.00 FEET TO A 5/8" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE WITH THE NORTH LINE OF THIS TRACT, EAST 112.00 FEET TO A 5/8" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE WITH THE EAST LINE OF THIS TRACT AND SAID BLOCK 72 AND WEST LINE OF SAID PECAN STREET, SOUTH 100.00 FEET TO THE PLACE OF BEGINNING.

POSTED

JAN 24 2019

**Christine A. Jones
McCulloch County Clerk**



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