

1804 SOUTH PINE STREET
BRADY, TX 76825

00000008141590

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 01, 2009 and recorded in Document VOLUME 388, PAGE 172; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS IN VOLUME 427, PAGE 652; VOLUME 448, PAGE 939 AND VOLUME 455, PAGE 542 real property records of MCCULLOCH County, Texas, with JENNIFER G CASTANUELA AND STEVEN M CASTANUELA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JENNIFER G CASTANUELA AND STEVEN M CASTANUELA, securing the payment of the indebtednesses in the original principal amount of \$78,540.00, 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

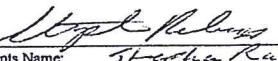

LINDA REPPERT, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS, LINDA J. REPPERT, HOWARD WHITNEY, KRISTOPHER HOLUB, PATRICK ZWIERS, JACK BURNS II, OR PAMELA THOMAS
Substitute Trustee

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/scra.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 2-11-2019 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: 2-11-2019

POSTED

FEB 11 2019

Christine A. Jones
McCulloch County Clerk



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EXHIBIT "A"

BEING THE SOUTH 84.00 FEET OF LOTS NOS. 3 AND 4, BLOCK NO. 22, CROTHERS AND WHITE ADDITION, CITY OF BRADY, MCCULLOCH COUNTY, TEXAS AS PER PLAT RECORDED IN VOLUME 16, PAGE 477, DEED RECORDS OF MCCULLOCH COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP SET FOR THE NORTHEAST CORNER OF THIS TRACT IN THE EAST LINE OF LOT NO. 4 AND IN THE WEST LINE OF SOUTH PINE STREET AND SAID BEGINNING CORNER BEING 100.00 FEET SOUTH OF A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT NO. 4;

THENCE WITH THE EAST LINE OF THIS TRACT AND LOT NO. 4 AND THE WEST LINE OF SOUTH PINE STREET, SOUTH 84.00 FEET TO AN X SET ON CONCRETE WALL FOR THE SOUTHEAST CORNER OF THIS TRACT AND LOT NO. 4;

THENCE WITH THE SOUTH LINE OF LOT NO. 4 AND LOT NO. 3 AND WITH THE NORTH LINE OF AN ALLEY, WEST AT 50.00 FEET PASS THE COMMON CORNER OF LOTS NOS. 4 AND 3, IN ALL A TOTAL DISTANCE OF 100.00 FEET TO AN X SET ON CONCRETE WALL FOR THE SOUTHWEST CORNER OF THIS TRACT AND LOT NO. 3;

THENCE WITH THE WEST LINE OF THIS TRACT AND LOT NO. 3, NORTH 84.00 FEET TO A 1/2" IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF THIS TRACT AND FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT NO. 3, BEARS NORTH 100.00 FEET;

THENCE WITH THE NORTH LINE OF THIS TRACT AND ACROSS LOTS NOS. 3 AND 4, EAST 100.00 FEET TO THE PLACE OF BEGINNING.



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