

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 07, 2017

Time: The sale will begin at 10:00AM 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 September 26, 2008 and recorded in Document VOLUME 01463, PAGE 00795 real property records of FREESTONE County, Texas, with CHARLES RAY ESCOBAR II AND LISA M CAMPBELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CHARLES RAY ESCOBAR II AND LISA M CAMPBELL, securing the payment of the indebtednesses in the original principal amount of \$71,887.00, 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

LORI GARNER, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, OR FREDERICK BRITTON

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 _____, 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 LOT NUMBER ONE (1) AND A PORTION OF LOT NUMBER TWO (2), BLOCK NUMBER FIFTY-EIGHT (58) OF THE CITY OF TEAGUE, FREESTONE COUNTY, TEXAS ACCORDING TO THE REVISED MAP OF TEAGUE AS RECORDED IN CABINET A, ENVELOPE 12A AND 12B, PLAT RECORDS OF FREESTONE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE CITY OF TEAGUE AND BEING ALL OF LOT 1 AND PART OF LOT 2 BLOCK 58 ACCORDING TO THE REVISED MAP OF TEAGUE AS RECORDED IN CABINET A, ENVELOPE 12A AND 12B OF THE PLAT RECORDS OF FREESTONE COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED TO CYNTHIA MULLIS RECORDED IN VOLUME 1442, PAGE 742 OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS, SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET AT THE NORTHWESTERLY CORNER OF SAID LOT 1, THE NORTHWESTERLY CORNER OF SAID BLOCK 58 AND THE SOUTHERLY LINE OF MULBERRY STREET WITH THE EASTERLY LINE OF 6TH AVENUE;

THENCE, S 84 DEG 30' 00" E, ALONG THE SOUTHERLY LINE OF SAID MULBERRY STREET AND THE NORTHERLY LINE OF SAID BLOCK 58 75.00 FEET TO A 5/8" IRON ROD SET AT THE NORTHEASTERLY CORNER OF THE SAID MULLIS TRACT;

THENCE, S 05 DEG 30' 00" W, THROUGH SAID LOT 2 AND ALONG THE EASTERLY LINE OF THE MULLIS TRACT 140.00 FEET TO A 5/8" IRON ROD SET AT THE SOUTHEASTERLY CORNER OF THE SAID MULLIS TRACT, THE SOUTHERLY LINE OF SAID LOT 2 AND THE NORTHERLY LINE OF A 20 FOOT ALLEY;

THENCE, N 84 DEG 30' 00" W, ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND THE NORTHERLY LINE OF SAID ALLEY 75.00 FEET TO A 5/8" IRON ROD SET AT THE SOUTHWESTERLY CORNER OF SAID LOT 1 AND THE EASTERLY LINE OF SAID 6TH AVENUE;

THENCE, N 05 DEG 30' 00" E, ALONG THE WESTERLY LINE OF SAID LOT 1 AND THE EASTERLY LINE OF 6TH AVENUE 140.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.241 ACRES OF LAND MORE OR LESS.

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Feb 13, 2017 AT 03:45P
as Notice of Trustee Sale
Total Fees : 8.00
Receipt Number - 140079
By, Charlotte McCarthy, Deputy



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