

**Current Borrower:** PATRICIA A. RISCHER, AN UNMARRIED WOMAN  
**MHA File Number:** TX-12-18404-FC  
**VA/FHA/PMI Number:**  
**Loan Type:** Conventional Residential  
**Property Address:** 102 PRIVATE ROAD 1279, FAIRFIELD, TX 75840

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
12/4/2006

**Grantor(s)/Mortgagor(s):**  
PATRICIA A. RISCHER, AN UNMARRIED  
WOMAN

**Original Beneficiary/Mortgagee:**  
WASHINGTON MUTUAL BANK

**Current Beneficiary/Mortgagee:**  
Deutsche Bank National Trust Company, as  
Trustee for WaMu Series 2007-HE1 Trust

**Recorded in:**  
**Volume:** 01386  
**Page:** 00055  
**Instrument No:** 06008878

**Property County:**  
FREESTONE

**Mortgage Servicer:**  
JPMorgan Chase Bank, National Association is  
representing the Current Mortgagee under a  
servicing agreement with the Current Mortgagee.

**Mortgage Servicer's Address:**  
1111 Polaris Parkway, Columbus, OH 43240

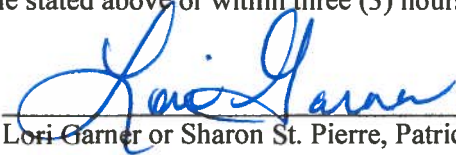
**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**Date of Sale:** 3/4/2014

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale of Property:** THE FRONT STEPS AT THE SOUTH ENTRANCE OF THE  
COURTHOUSE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT,  
PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place  
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that  
time.



Lori Garner or Sharon St. Pierre, Patricia Crenshaw

or Robert LaMont

or Cole D. Patton  
or Melissa A. McKinney  
or Karl Terwilliger  
McCarthy, Holthus & Ackerman, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**FILED FOR RECORD**  
At 12:42, o'clock P M

**FEB 10 2014**


LINDA JARVIS  
Clerk County Court, Freestone County, Texas  
BY 

EXHIBIT "A"

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 0.597 ACRES IN THE I. H. REED SURVEY A-23, IN FREESTONE COUNTY, TEXAS AND BEING A PART OF A CALLED 180.34 ACRE TRACT DESCRIBED AS SECOND TRACT DEEDED FROM STUART VAN EMON, TRUSTEE TO C.E. NEAL, JR. DATED NOVEMBER 12, 1976 AND RECORDED IN VOLUME 477, PAGE 231 OF THE FREESTONE COUNTY DEED RECORDS IN FREESTONE COUNTY, TEXAS AND SAID 0.597 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD NO. 27 AND SAME BEING IN THE NORTH LINE OF THE SAID C.E. NEAL, JR. CALLED 180.34 ACRE TRACT AND SAME BEING THE POINT INTERSECTION OF THE SAID LINE AND THE WEST MARGIN OF A 50 FOOT ROAD AND SAME BEING NORTH 73 DEGREE 58' 24" WEST. 792.76 FEET FROM THE NORTHEAST CORNER OF THE SAID C.E. NEAL, JR. CALLED 180.34 ACRE TRACT. AS FENCED;

THENCE SOUTH 37 DEGREES 49' 42" WEST WITH THE WEST LINE OF THE SAID 50 FOOT ROAD A DISTANCE OF 215.41 FEET TO AN IRON PIN FOR CORNER IN THE SAID LINE AND SAME BEING THE NORTHEAST CORNER OF A 0.689 ACRE TRACT;

THENCE NORTH 73 DEGREES 58' 24" WEST WITH THE NORTH LINE OF SAID 0.689 ACRE TRACT A DISTANCE OF 90.00 FEET TO AN IRON PIN FOR CORNER IN THE SAID LINE AND SAME BEING THE SOUTHEAST CORNER OF ANOTHER 0.597 ACRE TRACT DESCRIBED AS TRACT 96;

THENCE NORTH 16 DEGREES 01' 36" EAST WITH THE EAST LINE OF THE SAID TRACT 96 A DISTANCE OF 200.00 FEET TO AN IRON PIN FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD NO. 27 AND SAME BEING IN THE NORTH LINE OF THE SAID C. E. NEAL, JR. CALLED 180.34 ACRE TRACT AND SAME BEING THE NORTH-EAST CORNER OF SAID TRACT 96;

THENCE SOUTH 73 DEGREES 58' 24" EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD NO. 27 AND WITH THE NORTH LINE OF THE SAID C.E. NEAL, JR. CALLED 180.34 ACRE TRACT A DISTANCE OF 170.00 FEET TO THE PLACE OF BEGINNING.

CONTAINS 0.597 ACRES OF LAND.