

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/2/2003

Grantor(s)/Mortgagor(s):
VIOLA GARZA, AN UNMARRIED PERSON

Original Beneficiary/Mortgagee:
NTFN, INC.

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: 1258
Page: 273
Instrument No: 6005

Property County:
COOKE

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

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

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

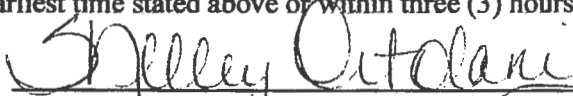
Date of Sale: 1/7/2020

Earliest Time Sale Will Begin: 10am

Place of Sale of Property: THE EAST STEPS OF THE COOKE COUNTY COURTHOUSE LOCATED AT 101 SOUTH DIXON STREET, GAINSVILLE, TX 76240 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.



Mary Mancuso or Francesca Ortolani or Shelley Ortolani or Michele Hreha or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-16-26735-FC
Loan Type: FHA

FILED FOR RECORD
19 NOV 14 PM 12:27
PAM HARRISON
COUNTY CLERK, COOKE CO. TX
BY  DEPUTY

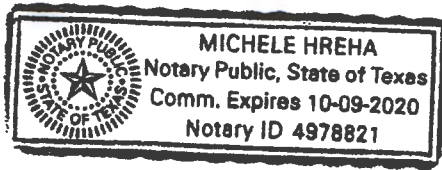
STATE OF TEXAS §
COUNTY OF Dallas §

Before me, the undersigned Notary Public, on this day personally appeared Shelley Ortolani as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 14 day of November 2019.

Michele Hreha

Notary Public
Signature



All that certain lot, tract or parcel of land in Cooke County, Texas, out of the B.B.B. & C.R.R. Company Survey, Abstract No. 179 and being a part of a 10 acre tract conveyed by Thomas Crawford and wife, Brenda Joyce Crawford, to Gary-Nees Lumber Company, by deed dated December 29, 1971, and recorded in Volume 530, page 586 of the Cooke County Deed Records, and more fully described as follows, to-wit:

BEGINNING at a stake being the Southwest corner of the above mentioned 10 acre tract conveyed to Gary-Nees Lumber Company;

THENCE North 00 deg. 11 min. 14 sec. East with the fence on the East side of the road, 100 feet to a stake for corner;

THENCE South 89 deg. 48 min. 46 sec. East parallel to and 100 feet from the South line of said 10 acre tract 218.79 feet to the East line of said 10 acre tract;

THENCE South 00 deg. 11 min. 46 sec. West with the East line of said 10 acre tract, a distance of 100 feet to its Southeast corner;

THENCE North 89 deg. 48 min. 46 sec. West with the South line of said 10 acre tract to the place of beginning.