

**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: August 05, 2014

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE 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 27, 2007 and recorded in Document CLERK'S FILE NO. 00009747 real property records of NAVARRO County, Texas, with JUSTIN ROYCE TUCKER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JUSTIN ROYCE TUCKER, securing the payment of the indebtedness in the original principal amount of \$59,529.00, 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 as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

**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

  
J HOWELL, OR B. HOWELL

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

*2014-103*  
**FILED FOR RECORD**  
AT 10:46 O'CLOCK P.M.

JUL 14 2014

SHERRY DOWD  
CLERK NAVARRO COUNTY, TEXAS  
BY  DEPUTY

## EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE WM LAPEYRE SURVEY ABSTRACT 767 AND THE MATTHEW BOREN SURVEY ABSTRACT 56, NAVARRO COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 1436, PAGE 85 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS, SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING IN THE NORTHWEST LINE OF THE MATTHEW BOREN SURVEY A-56, THE SAME BEING THE EAST CORNER OF THE JOHN JONES SURVEY A-424 AND THE SOUTH CORNER OF THE WM. LAPEYRE SURVEY A-767 LOCATED IN COUNTY ROAD NO SW2344; WITNESS N 30 DEG 41' 22" W 17.7 FEET, A 6" POST FOR AN ANGLE CORNER OF THIS TRACT;

THENCE WITH THE EAST LINE OF SAID JONES SURVEY AND THE WEST LINE OF SAID LAPEYRE SURVEY N 30 DEG 41' 22" W 395.50 FEET TO A FOUND 5/8" IRON ROD FOR THE MOST WESTERLY CORNER OF THIS TRACT;

THENCE N 06° 00' 16" E 610.58 FEET TO A FOUND 1/2" IRON ROD FOR THE MOST NORTHERLY CORNER OF THIS TRACT;

THENCE S 59° 54' 28" E 994.78 FEET TO THE MOST EASTERLY CORNER OF THIS TRACT LOCATED IN THE CENTER LINE OF SAID COUNTY ROAD NO. SW2344; WITNESS; N59 DEG 64' 28" W 36.0 FEET, A FOUND T-POST.

THENCE WITH SAID CENTER LINE S 60 DEG 13' 18" W 612.21 FEET, S56 DEG 00' 03" W 148.12 FEET AND S34 DEG 13' 03" W 132.50 FEET TO THE MOST SOUTHERLY CORNER OF THIS TRACT;

THENCE N 07 DEG 06' 11" E 48.25 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.02 ACRES OF LAND OF WHICH 0.61 ACRES LIE WITHIN A PUBLIC ROAD. MORE OR LESS.