

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: May 05, 2015

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

Place: NAVARRO CENTER, 800 N. MAIN, EAST 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 December 04, 2007 and recorded in Document CLERK'S FILE NO. 00011945; AS AFFECTED BY CLERK'S FILE NO. 00004548; AS AFFECTED BY CLERK'S FILE NO. 00000335 real property records of NAVARRO County, Texas, with WAYNE PRICE SIGLER AND VICKY SIGLER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

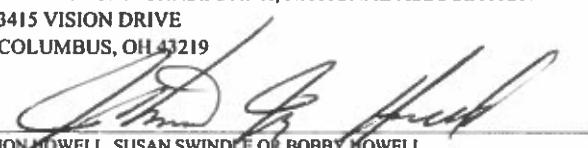
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WAYNE PRICE SIGLER AND VICKY SIGLER, securing the payment of the indebtednesses in the original principal amount of \$87,624.00, and obligations therein described including but not limited to the promissory note and all modifications, 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


JON HOWELL, SUSAN SWINDLE OR BOBBY HOWELL
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, 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

2015-53
FILED FOR RECORD
AT 12:30 O'CLOCK P. M.

MAR 31 2015

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY 01 DEPUTY



NOS00000005056775

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN NAVARRO COUNTY, TEXAS ON THE JOSEPH T. BELL SURVEY, A-43 AND BEING THE CALLED 1.00 ACRE TRACT CONVEYED TO CHERYL JOHNSON AND LANCE HORNER BY LJDA N. GREER, LIFE ESTATE AND BONITA GREER IVIE, REMAINDER BY DEED DATED JANUARY 13, 2007 AND RECORDED IN VOLUME 2007, PAGE 783 OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE WEST MARGIN OF F.M. HIGHWAY 55, AT THE NORTHEAST CORNER OF THE CALLED 1.00 ACRE TRACT AND AT THE SOUTHEAST CORNER OF THE LAURA (WARD) KEITH ET AL 39.627 ACRE TRACT RECORDED IN VOLUME 1693, PAGE 749;

THENCE SOUTH 30 DEGREES 00 MINUTES EAST, ALONG THE WEST MARGIN OF F.M. HIGHWAY 55, 119.88 FEET TO A 1/2" IRON ROD SET AT ITS INTERSECTION WITH COUNTY ROAD 3149;

THENCE SOUTH 60 DEGREES 00 MINUTES WEST, ALONG THE NORTH MARGIN OF COUNTY ROAD 3149, 361.84 FEET TO A 1/2" PIPE FOUND AT FENCE CORNER AT THE SOUTHEAST CORNER OF THE BONITA GREER IVIE 0.40 ACRE TRACT RECORDED IN VOLUME 1473, PAGE 573;

THENCE NORTH 30 DEGREES 21 MINUTES 45 SECONDS WEST, ALONG FENCE, 119.88 FEET TO A 5/8" IRON ROD FOUND AT FENCE CORNER AT THE NORTHEAST CORNER OF THE IVIE 0.40 ACRE TRACT AND IN THE SOUTH LINE OF THE 39.627 ACRE TRACT;

THENCE NORTH 60 DEGREES 00 MINUTES EAST 362.60 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.997 ACRES OF LAND, MORE OR LESS.



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