

3190 MARGARET STREET
PARIS, TX 75460

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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: September 03, 2019

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

Place: THE EAST FOYER, JUST INSIDE WHAT IS NOW CALLED THE 1ST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT 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 October 16, 2006 and recorded in Document CLERK'S FILE NO. 00042779, AS AFFECTED BY MODIFICATION IN CLERK'S FILE NO. 2015-126501 real property records of LAMAR County, Texas, with JOSH B. BIVENS AND KRYSTAL D. BIVENS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSH B. BIVENS AND KRYSTAL D. BIVENS, securing the payment of the indebtednesses in the original principal amount of \$65,482.00, 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

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 25 DAY OF July 2019



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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, OR LISA BRUNO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 07/25/2019 I filed at the office of the LAMAR County Clerk and caused to be posted at the LAMAR County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 07/25/2019

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EXHIBIT "A"

SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, LAMAR COUNTY, TEXAS, A PART OF THE JOSEPH LEACH SURVEY, ABSTRACT 524, ALSO BEING THE SAME LAND DESCRIBED IN AN AFFIDAVIT OF HEIRSHIP RECORDED IN VOLUME 959, PAGE 107, OF THE LAMAR COUNTY REAL PROPERTY RECORDS; ALSO BEING A PART OF LOT 9, BLOCK E, OF PARHAM PARK ADDITION NO. 1 AS SHOWN BY PLAT RECORDED IN ENVELOPE 102-D OF THE LAMAR COUNTY PLAT RECORDS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE SOUTH LINE OF MARGARET STREET AT THE NORTHWEST CORNER OF SAID LOT 9 AND AT THE NORTHEAST CORNER OF LOT 8, BLOCK E OF SAID ADDITION;

THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 75.00 FEET TO AN IRON PIN SET AT THE INTERSECTION OF WEST LINE OF 32ND STREET AND THE SOUTH LINE OF SAID MARGARET STREET;

THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 119.14 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF THIS TRACT AND AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO WILLIAM E. JR. THOMAS AND WIFE DEBORAH K. THOMAS BY DEED RECORDED IN VOLUME 469, PAGE 01, OF THE LAMAR COUNTY REAL PROPERTY RECORDS;

THENCE WEST ALONG THE NORTH LINE OF SAID THOMAS TRACT AND THE SOUTH LINE OF SAID STRINGFELLOW TRACT A DISTANCE OF 75.00 FEET TO A CHAIN LINK FENCE POST FOR THE EASTERLY SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO VICTOR AND RITA ADAMS BY DEED RECORDED IN VOLUME 1713, PAGE 243, OF THE OFFICIAL PUBLIC RECORDS OF LAMAR COUNTY;

THENCE NORTH ALONG THE MOST EASTERLY LINE OF SAID ADAMS TRACT AND THE WEST LINE OF SAID STRINGFELLOW TRACT A DISTANCE OF 119.14 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.205 ACRE OF LAND. MORE OR LESS.