

# NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
6/13/2012

**Grantor(s)/Mortgagor(s):**  
JENNIFER THOMAS, A SINGLE WOMAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE  
FOR GUILD MORTGAGE COMPANY, ITS  
SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
JPMorgan Chase Bank, National Association

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 097389-2012

**Property County:**  
LAMAR

**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:** ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF DEPORT, TEXAS, A PART OF THE D. DRAPER SURVEY, ABSTRACT NO. 260, AND BEING A 0.7342 ACRE TRACT OF LAND AS SHOWN ON SURVEY DATED JUNE 12, 2012, BY DENNIS E. CHALAIRE, R.P.L.S. NO. 5469, AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL NECESSARY PURPOSES.

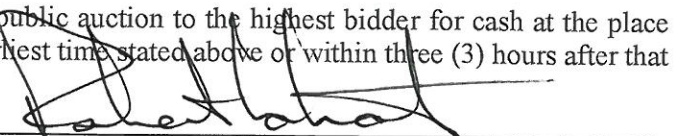
**Date of Sale:** 10/1/2019

**Earliest Time Sale Will Begin:** 1pm

**Place of Sale of Property:** THE EAST FOYER, JUST INSIDE THE FIRST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE AT 119 NORTH MAIN STREET, PARIS, LAMAR COUNTY. 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.



Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet  
Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan  
Johnston or Zoran W. Spasic  
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

8-29-19

**MH File Number:** TX-19-74007-POS  
**Loan Type:** Farm Loan

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 29<sup>th</sup> DAY OF Aug, 2019.

# TX-19-74007-POS

## EXHIBIT "A"

### FIELD NOTES

170 North Jeffus Street  
In the City of Deport, Lamar County, Texas

Being a 0.7342 acre tract of land located in the Daniel Draper Survey, Abstract No. 260, in the City of Deport, Lamar County, Texas; being all of those certain tracts of land described in deeds to Ina Sparks and Nina Sparks, dated March 7, 1963, recorded in Volume 399, Page 207 of the Lamar County Deed Records (L.C.D.R.) and dated September 10, 1980, recorded in Vol. 628, Pg. 802, L.C.D.R.; said 0.7342 acre tract of land is more particularly described by metes and bounds as follows (all bearings cited herein are based on due North along the monumented east right-of-way line of North Jeffus Street [no dedication found] according to Vol. 399, Pg. 207 and Vol. 628, Pg. 802, L.C.D.R.):

**BEGINNING** at a 1-inch iron pipe found in the monumented east right-of-way line of North Jeffus Street for the southwest corner of that certain tract of land described as Tracts One and Three in deed dated June 3, 2005, to Gino Alan Cannon, recorded in Vol. 1623, Pg. 218 of the Lamar County Official Public Records (L.C.O.P.R.) and the northwest corner of the herein described tract;

- 1.) THENCE South 86 deg. 28 min. 34 sec. East, along the south boundary line of said Cannon Tracts One and Three, a distance of 249.35 feet to a 1/2-inch iron rod found in the monumented west right-of-way line of College Street (no dedication found);
- 2.) THENCE South 03 deg. 48 min. 08 sec. West, along the monumented west right-of-way line of College Street, a distance of 129.14 feet (deed calls 135 feet) to a 1/2-inch iron rod with cap found for the northeast corner of that certain tract of land described in deed dated July 19, 2007, to Maronda R. Evans, recorded in Vol. 1914, Pg. 81, L.C.O.P.R.;
- 3.) THENCE North 87 deg. 08 min. 08 sec. West, along the north boundary line of said Evans tract, a distance of 240.61 feet (deed call 245 feet) to a 1/2-inch iron rod found in the monumented east right-of-way line of North Jeffus Street for the northwest corner of said Evans tract;
- 4.) THENCE North (reference bearing), along the monumented east right-of-way line of North Jeffus Street, a distance of 132.16 feet (deed calls 135 feet) to the **POINT OF BEGINNING** and containing 0.7342 acre of land.