

621 PARK DRIVE  
HILLSBORO, TX 76645

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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: July 07, 2015

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place: THE EAST DOOR OF THE HILL 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 March 17, 1999 and recorded in Document VOLUME 1011, PAGE 365 real property records of HILL County, Texas, with MARTHA HELEN TEAL, grantor(s) and FIRST UNION MORTGAGE CORPORATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MARTHA HELEN TEAL, securing the payment of the indebtednesses in the original principal amount of \$41,818.00, 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

CECIL KESTER OR REBECCA HUMPHRIES  
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

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.  
I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HILL County Clerk and caused to be posted at the HILL County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

FILED 12:25 P M

MAY 26 2015

Nicole Tanner  
CLERK COUNTY, HILL COUNTY TEXAS  
BY N Tanner DEPUTY



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**EXHIBIT "A"**

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING A PART OF LOTS 11 AND 12 OF THE MCKENZIE ADDITION AND PART OF LOT 60 OF THE PARKS ADDITION TO THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, ACCORDING TO PLATS RECORDED IN VOLUME 50, PAGE 613 AND VOLUME 30, PAGE 99 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THOSE CERTAIN TRACTS DESCRIBED IN A DEED FROM MARK ERWIN TO JOHN P. ERWIN, JR, ET UX, MARTHA J. ERWIN RECORDED IN VOLUME 978, PAGE 334 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTH LINE OF PARK DRIVE FOR THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN A DEED TO EDNA DRISKO RECORDED IN VOLUME 838, PAGE 742 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY AND FOR THE SOUTHEAST CORNER OF THIS, SAID ROD BEING WEST 165.00 FEET FROM THE INTERSECTION OF THE NORTH LINE OF PARK DRIVE WITH THE WEST LINE OF PARK STREET AT THE SOUTHEAST CORNER OF LOT 61 OF SAID PARKS ADDITION;

THENCE WITH THE NORTH LINE OF PARK DRIVE, WEST 120.81 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS, SAID ROD BEING EAST 20.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 11;

THENCE N 00 DEG 30' 22" W 150.00 FEET TO A 1/2" IRON ROD SET IN THE NORTH LINE OF SAID LOT 11 AND IN THE SOUTH LINE OF A 20 FOOT ALLEY FOR THE NORTHWEST CORNER OF THIS;

THENCE WITH THE SOUTH LINE OF SAID ALLEY, S 89 DEG 57' 45" E 119.91 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID DRISKO TRACT AND FOR THE NORTHEAST CORNER OF THIS;

THENCE S 00 DEG 51' 07" E 149.93 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.414 ACRES OF LAND. MORE OR LESS.

