

**Current Borrower:** NANCY K FRANKS, A MARRIED PERSON AND W LEO FRANKS, A MARRIED PERSON  
**MHA File Number:** TX-13-19856-FC  
**VA/FHA/PMI Number:**  
**Loan Type:** Conventional Residential  
**Property Address:** 1006 PARK DR, HILLSBORO, TX 76645

58  
FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2014 APR 15 AM 11:54

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
9/17/2001

**Grantor(s)/Mortgagor(s):**  
NANCY K FRANKS, A MARRIED PERSON  
AND W LEO FRANKS, A MARRIED PERSON

**Original Beneficiary/Mortgagee:**  
CENTURY 21 MORTGAGE

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

**Recorded in:**  
**Volume:** 1131  
**Page:** 0087  
**Instrument No:** 007394

**Property County:**  
HILL

**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:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A


**Date of Sale:** 5/6/2014

**Earliest Time Sale Will Begin:** 1:00PM

**Place of Sale of Property:** THE EAST DOOR OF THE COURTHOUSE 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.

Jackson or Lori Garner or Donna Stockman or David Stockman

  
\_\_\_\_\_  
Tim Lewis or Angela Lewis or Cecil Kester or Brian

or Cole D. Patton  
or Melissa A. McKinney  
or Karl Terwilliger  
McCarthy, Holthus & Ackerman, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

All that certain lot, tract or parcel of land being all of Lot 50 of the GIVENS-FAIRVIEW addition and a part of that certain tract known as the Vaughn tract according to the plat of record recorded in Volume 162, Page 1 of the Plat Records of Hill County, Texas, and being the same tract of land described in the deed from Lovella W. Smith, a widow, and Ann Smith Lawrence a/k/a Ann Smith Lawrence to Melvin Boots and wife Joan Boots dated April 2, 1990, recorded in Volume 722, Page 451 of the Deed Records of Hill County, Texas:

BEGINNING at a 5/8 inch iron rod found for a corner, (control monument) the northwest corner of said Lot 50, the northeast corner of Lot 49, said corner bears South 89 degrees 58 minutes 46 seconds east from the intersection point of the south right of way line of Park Drive with the east right of way line of Cho Avenue;

THENCE South 89 degrees 58 minutes 46 seconds East at 50.0 feet passing the northeast corner of said Lot 50, in all 69.0 feet to a 5/8 inch iron rod set for a corner(capped);

THENCE South 00 degrees 04 minutes 14 seconds East 150.02 feet partially and generally along a fence to a 1/2 inch iron rod found for a corner;

THENCE South 89 degrees 59 minutes 29 seconds West at 19 feet passing the southeast corner of said Lot 50, continuing in all 69.18 feet generally along a fence to a 5/8 inch iron found for a corner (control monument), the southwest corner of Lot 49;

THENCE North 150.05 feet, partially and generally along a fence, to the place of beginning.