FILED
AT 2:30 O'CLOCK P M
FEB 09 2015
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas

C&S No. 44-15-0125 / Conventional / No
JPMorgan Chase Bank, National Association

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: September 08, 2010

Grantor(s): Rosa Lumpkin, an unmarried woman

Original Trustee: Citizens National Bank of Paris / Carol Furnish

Original Mortgagee: Citizens National Bank of Paris

Recording Information: Clerk's File No. 2010-00272091, in the Official Public Records of ANGELINA County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, National Association whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 03/03/2015 **Earliest Time Sale Will Begin:** 1:00 PM

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description:
BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE J.T. WILLIAMS SURVEY, ABSTRACT NO. 671 AND BEING ALL THAT CERTAIN CALLED 0.439 ACRE TRACT CONVEYED TO LESLIE D. BERG IN DOCUMENT # 2007-00230993 OF THE OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF ALL PURPOSE.

Place of Sale of Property:
The foreclosure sale will be conducted in the area designated by the **ANGELINA** County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Sheryl LaMont

Sheryl LaMont, Marie Sims, Robert LaMont, Ken Hammond, Karen Lilley, Ben Lilley, Mary M. Speidel
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305.
Irving, TX 75039

02-09-15

For Information:
Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East, Suite 450
Houston, TX 77060 / (281) 925-5200

4510183

EXHIBIT A

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the **J. T. WILLIAMS SURVEY, ABSTRACT NO. 671** and being all that certain called 0.439 acre tract conveyed to Leslie D. Berg in Document # 2007-00230993 of the Official Public Records of Angelina County, Texas, to which reference is hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 2-1/4" iron pipe found for the Northeast corner of the aforesaid referred to 0.439 acre tract and the Northwest corner of a called 2 acre tract conveyed to Earl Alton Marshall in the document recorded in Volume 1000 on Page 715 of the Real Property Records of the said County, on the South Right-of-Way line of the Angelina & Neches River Railroad;

THENCE, along the common boundary line of the said 0.439 acre tract and the said 2 acre tract, S 00° 11' 19" E at 144.35 feet a TxDot monument (aluminum disk with 5/8" iron pin) found for the Southeast corner of the said 0.439 acre tract, on the North ROW line of SH 103;

THENCE, along the South boundary line of the said 0.439 acre tract and along the North Row line of the said SH 103, N 82° 42' 39" W at 164.91 feet a TxDOT monument found for the Southwest corner of the said 0.439 acre tract;

THENCE, along the most Southerly West boundary line of the said 0.439 acre tract, N 16° 17' 27" E at 107.71 feet a 5/8" iron pipe found for most Westerly Northwest corner of the said 0.439 acre tract;

THENCE, along the most Westerly North boundary line of the said 0.439 acre tract, N 89° 50' 57" E at 26.35 feet a ½" iron pin found for an ell corner of the said 0.439 acre tract;

THENCE, along the most Northerly West boundary line of the said 0.439 acre tract, N 00° 40' 34" W at 19.97 feet a railroad iron found for the most Easterly Northwest corner of the said 0.439 acre tract on the South ROW line of the said railroad;

THENCE, along the most Easterly North boundary line of the said 0.439 acre tract and along the South Row line of the said railroad, East at 106.77 feet the **POINT AND PLACE OF BEGINNING** and containing 0.440 acre of land, more or less.

The bearings for this tract are based on the most Easterly North boundary line of the said 0.439 acre tract (East).