

**Current Borrower:** BRIAN L. MURPHY AND WIFE, COURTNEY N. MURPHY  
**MHA File Number:** TX-15-24760-FC  
**VA/FHA/PMI Number:**  
**Loan Type:** Farm Loan  
**Property Address:** 276 SETTLERS TRAIL, BURKE, TX 75941

FILED  
AT 3:00 O'CLOCK PM

MAY 11 2015

AMY FINCHER

County Clerk, County Court at Law  
Angelina County, Texas

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
9/1/2009

**Grantor(s)/Mortgagor(s):**  
BRIAN L. MURPHY AND WIFE, COURTNEY  
N. MURPHY

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR NTFN INC. DBA PREMIER  
NATIONWIDE LENDING, ITS SUCCESSORS  
AND ASSIGNS

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

**Recorded in:**  
**Volume:**  
**Page:**  
**Instrument No:** 2009-00260200

**Property County:**  
ANGELINA

**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 LOT, TRACT OR PARCEL OF LAND LYING BETWEEN AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT 25, HERITAGE SOUTH SUBDIVISION TO ANGELINA COUNTY, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 162-A, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, TO WHICH IS HEREBY MADE FOR ANY AND ALL PURPOSES.

**Date of Sale:** 6/2/2015

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

**Place of Sale of Property:** The Angelina County Commissioners Courtroom -Room #213 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 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.

  
Sheryl LaMont or Robert LaMont, David Sims,  
Ken Hammond or Karen Lilley or Ben Lilley  
or Cole D. Patton  
or Catherine Allen-Rea  
McCarthy, Holthus & Ackerman, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075



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