

**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.

FILED  
AT 3:35 O'CLOCK P.M.  
JUN 26 2018

AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By TW

**1. Date, Time, and Place of Sale.**

Date: August 07, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: ANGELINA COUNTY COURTHOUSE ANNEX 606 E LUFKIN AVE, LUFKIN TX HALLWAY OUTSIDE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM OR FRONT STEP OF MAIN ENTRANCE IF COURTROOM IS CLOSED 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 May 16, 2012 and recorded in Document CLERK'S FILE NO. 2012-00292573; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO.'S 2015-00332802 & 2017-00332802 real property records of ANGELINA County, Texas, with MONICA GREEN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MONICA GREEN, securing the payment of the indebtednesses in the original principal amount of \$79,081.00, 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

*Beatrice Carrillo by [Signature]*

RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, SHARON ST. PIERRE, KIM HINSHAW, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CATRENA WARD, REID RUPLE, DAVID SIMS, HARRIETT FLETCHER, KAREN LILLEY BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, 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 Yasmir Diaz, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 6/26/18 I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.

[Signature]  
Declarant Name: Yasmir Diaz  
Date: 6/26/18



**EXHIBIT "A"**

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE JOHN F. JONES SURVEY, ABSTRACT NO. 382 AND BEING A PART OR PORTION OF THAT CERTAIN CALLED 5.771 ACRE TRACT CONVEYED TO VICKI JOYCE PINNER IN DOCUMENT# 2005-00204023 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:

COMMENCING AT A POINT IN THE APPROXIMATE CENTERLINE OF JOHN KOLB ROAD FOR THE WEST CORNER OF THE AFORESAID REFERRED TO 5.771 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 2.966 ACRE TRACT CONVEYED TO MAURICE RODGERS, ET UX IN THE DOCUMENT RECORDED IN VOLUME 397 ON PAGE 295 OF THE DEED RECORDS OF THE SAID COUNTY, FROM WHICH A 1/2" IRON PIN FOUND FOR REFERENCE BEARS S 23° 42' 08" E 39.60 FEET;

THENCE, ALONG THE NORTHWEST BOUNDARY LINE OF THE SAID 5.771 ACRE TRACT AND ALONG THE SAID CENTERLINE, N 50DEG 19' 32" E AT 148.77 FEET THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG THE NORTHWEST BOUNDARY LINE OF THE SAID 5.771 ACRE TRACT AND ALONG THE SAID CENTERLINE THE FOLLOWING TWO (2) COURSES:

1) N 50DEG 19' 32" E AT 85.92 FEET THE BEGINNING OF CURVE;

2) 403.30 FEET ALONG A 03DEG 33' 01" CURVE TO THE RIGHT HAVING A RADIUS OF 1613.79 FEET, A CENTRAL ANGLE OF 14° 19' 07" AND A LONG CHORD BEARING N 57DEG 29' 05" E A DISTANCE OF 402.25 FEET TO THE NORTH CORNER OF THE SAID 5.771 ACRE TRACT AT THE INTERSECTION OF THE SAID JOHN KOLB ROAD AND GOLF COURSE ROAD;

THENCE, ALONG THE EAST BOUNDARY LINE OF THE SAID 5.771 ACRE TRACT WITHIN THE SAID GOLF COURSE ROAD, S 00DEG 04' 3B" E AT 686.24 FEET THE SOUTHEAST CORNER OF THE SAID 5.771 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 2.000 ACRE TRACT CONVEYED TO DAVID JASSO IN THE DOCUMENT RECORDED IN VOLUME 1616 ON PAGE 141 OF THE REAL PROPERTY RECORDS OF THE SAID COUNTY;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 5.771 ACRE TRACT AND THE SAID 2.000 ACRE TRACT, S 87DEG 49' 00" W AT 90.70 FEET A POINT FOR CORNER, FROM WHICH A IRON PIN FOUND FOR THE SOUTHWEST CORNER OF THE SAID 5.771 ACRE TRACT AND THE NORTHWEST CORNER OF THE SAID 2.000 ACRE TRACT BEARS S 97DEG 49' 00" W 283.50 FEET;

THENCE, ACROSS THE SAID 5.771 ACRE TRACT, N 37DEG 00' 51" W AT 524.27 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 3.771 ACRES OF LAND, MORE OR LESS, OF WHICH 0.6 ACRE LIES WITHIN THE SAID COUNTY ROADS.

THE BEARINGS FOR THIS TRACT ARE BASED ON THE SOUTH BOUNDARY LINE OF THE SAID 5.771 ACRE TRACT IS 87° 49' 00" W).



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