

FILED FOR RECORD
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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, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: September 01, 2011

Grantor(s): Jonathan Russell Jeter and wife, Wendy Jeter

Original Trustee: Robert Buck

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee of Red River Employees Federal Credit Union, its successors and assigns

Recording Information: Vol. 822, Page 480, or Clerk's File No. 2449, in the Official Public Records of MARION County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, 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: 04/03/2018 **Earliest Time Sale Will Begin:** 10:00 AM

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.

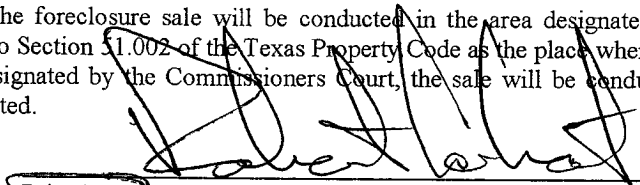
Legal Description:

A CERTAIN 0.551 OF AN ACRE TRACT OF LAND LOCATED IN UNIT 1 OF THE CHARLES HAMPTON SUBDIVISION, IN THE MILES REED LEAGUE SURVEY, A-328 IN MARION COUNTY, TEXAS, PLAT OF SAID SUBDIVISION BEING RECORDED IN CABINET A, SLIDE 175, THIS TRACT BEING PREVIOUSLY DESCRIBED IN VOLUME 601, PAGE 236, BEING ALL OF LOT 16 AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the MARION 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.

For Information:

Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite
900A
Houston, TX 77060
(281) 925-5200


Robert LaMont as Substitute Trustee, David Sims as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Terri R. Worley as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

3-12-18



4650380

Exhibit "A"

A certain 0.551 of an acre tract of land located in Unit 1 of the Charles Hampton Subdivision, in the Miles Reed League Survey, A-328 in Marion County, Texas, plat of said Subdivision being recorded in Cabinet A, Slide 175, this tract being previously described in Volume 601, Page 236, being all of Lot 16 and being more particularly described as follows and as shown on Dave Hamilton Mapping and Surveying plat #903, North based on the record bearing in the deed recorded in Volume 601, Page 236;

Beginning at a 3/8" Iron Rod found at the intersection of the West boundary line of the above referenced Charles Hampton Subdivision and the North Right-of-Way of Samuel Street (40' R.O.W.), said point being the Southwest corner of Lot 16;

THENCE: N 01° 56' E 86.5 feet along the West boundary line of said Lot 16 to a 1" Iron Pipe found at the corner of a fence to the South, West and North for an angle point in the West boundary line of said Lot 16;

THENCE: N 00° 55' E 88.7 feet continuing along the West boundary line of said Lot 16 to a 1/2" Iron Pipe found at the corner of a fence to the North, East and South, said point being the Northwest corner of Lot 16;

THENCE: S 60° 23' E 106.3 feet along the North boundary line of Lot 16 and the South boundary line of Lot 1 to a 1/2" Iron Pipe found for corner, said point being the Southeast corner of Lot 1 as evidenced by a fence to the North, West and East;

THENCE: S 59° 15' E 90.7 feet along the North boundary line of Lot 16 to a 3/8" Iron Rod found at the intersection of a fence to the West, South and East, said point being the Northeast corner of Lot 16;

THENCE: S 27° 54' W 148.6 feet along the East boundary line of Lot 16 to a 1/2" Iron Rod found on the North Right-of-Way for Samuel Street, said point being the Southeast corner of Lot 16, said point also being located 12.5 feet West of a fence;

THENCE: N 62° 26' W 118.5 feet along the North Right-of-Way of Samuel Street to the Point of Beginning, this tract being subject to all easements of record.