

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.

1. Date, Time, and Place of Sale.

Date: December 03, 2019
Time: The sale will begin at 1:00 PM or not later than three hours after that time.
Place: THE SOUTH HALL ENTRANCE ON THE FIRST FLOOR OF THE JONES COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 June 29, 1999 and recorded in Document VOLUME 125, PAGE 322; AS AFFECTED BY CLERK'S FILE NO. 192481 real property records of JONES County, Texas, with EMMETT L TAYLOR SR, grantor(s) and AMERICAN STATE BANK, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by EMMETT L TAYLOR SR, securing the payment of the indebtednesses in the original principal amount of \$30,600.00, 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



POSTED NOTICE
DATE 11-8-19 **TIME** 9:56am
See Ann Jenkins
JONES COUNTY CLERK, JONES CO., TX
BY: A. Jozani

8306 FM 1082
ABILENE, TX 79601

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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead TERRY BROWDER, LAURA BROWDER OR MARSHA MONROE whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo



Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the JONES County Clerk and caused to be posted at the JONES County courthouse this notice of sale.

Declarants Name: _____

Date: _____

8306 FM 1082
ABILENE, TX 79601

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JONES

EXHIBIT "A"

BEING 1.999 ACRE TRACT OF LAND, BEING THE SAME TRACT DESCRIBED IN VOLUME 35, PAGE 837, DEED RECORDS, JONES COUNTY, TEXAS, OUT OF THE WEST PART OF A 29.6 ACRE TRACT (RECORDED IN VOLUME 593, PAGE 688, DEED RECORDS, JONES COUNTY, TEXAS) LOCATED IN THE SOUTHERLY PORTION OF THE ONE-THIRD LEAGUE GRANT OF LAND KNOWN AS ABSTRACT 198, GRANTED TO JAMES HALFPENY, SURVEY NO. 139 JONES COUNTY, TEXAS AND SAID 1.999 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID 29.6 ACRE TRACT WHENCE A FOUND 1" PIPE AT THE SOUTHWEST CORNER OF SAID 29.6 ACRE TRACT BEARS S7 DEG.01'55" W 458.24' AND FROM SAID POINT AT 2" PIPE POST BEARS N11 DEG.22'40" E 0.21';

THENCE N7 DEG. 01'55" E 458.24' ALONG THE WEST LINE OF SAID 29.6 ACRE TRACT TO A SET 1/2" METAL REBAR AT THE NORTHWEST CORNER OF THIS TRACT;

THENCE S83 DEG. 02'46" E 190.12' TO A SET 1/2" METAL REBAR AT THE NORTHEAST CORNER OF THIS TRACT;

THENCE S7 DEG.03'19"W AT 194.97' PASS A FOUND 3/8" METAL REBAR AT THE NORTHWEST CORNER OF A 1.35 ACRE TRACT (RECORDED IN VOLUME 91, PAGE 460, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS) AND CONTINUE ON AT 370.02' PASS A FOUND 3/8" METAL REBAR AT THE SOUTHWEST CORNER OF SAID 1.35 ACRE TRACT AND CONTINUE ON A DISTANCE IN ALL OF 458.24' TO THE NORTHEAST CORNER OF A 2.0 ACRE TRACT (RECORDED IN VOLUME 593, PAGE 689 DEED RECORDS, JONES COUNTY, TEXAS) WHENCE A FOUND 3/8" METAL REBAR AT THE SOUTHEAST CORNER OF SAID 2.0 ACRE TRACT BEARS S7 DEG. 00'00"W 460.74' (REFERENCED BEARING);

THENCE N83 DEG.02'46" W 189.93' TO THE PLACE OF BEGINNING AND CONTAINING 1.999 ACRES OF LAND.