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## 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.

Date, Time, and Place of Sale.

Date: March 03, 2015

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

Place THE FOYER AT THE SOUTH ENTRANCE OF THE WALLER 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 April 01, 2004 and recorded in Document VOLUME 0832, PAGE 569 AS AFFECTED BY VOLUME 885 PAGE 361 real property records of WALLER County, Texas, with RITA K PYLE, grantor(s) and FIRST HORIZON HOME LOAN CORPORATION, mortgagee.
- 4. Obligations Secured. Deed of Trust or Contract Lien executed by RITA K PYLE, securing the payment of the indebtednesses in the original principal amount of \$213,689.00, 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 as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

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

DEBBY JULASEK, MEGAN L. BENDER OR AMY JURASEK

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP

15000 Surveyor Boulevard, 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/scrummmarv.orders/archase.com



## EXHIBIT "A"

10.000 ACRES OF LAND, MORE OR LESS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CALLED 41.754 ACRES, BEING DESCRIBED IN A DEED FROM THE THEISS GROUP JOINT VENTURE TO EDDIE A. MULLINS, ET UX, AS RECORDED IN VOLUME 449, PAGE 467 OF THE WALLER COUNTY DEED RECORDS. (W.C.D.R.), SAID 10.000 ACRES BEING OUT OF THE SHUBAL MARSH SURVEY, ABSTRACT 217, WALLER COUNTY, TEXAS, SAID 10.000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS BASED ON THE 41.754 ACRE TRACT AS DESCRIBED IN VOLUME 449, PAGE 467, W.C.D.R.):

COMMENCING AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF KICKAPOO ROAD WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HEGAR ROAD, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID 41.754 ACRE TRACT;

THENCE IN A SOUTHERLY DIRECTION ALONG THE FENCED EAST RIGHT-OF-WAY OF KICKAPOO ROAD THE FOLLOWING COURSES:

S 21 DEG 21'54" W, 52.99 FEET TO A 1/2 INCH IRON ROD FOUND AT FENCE LINE ANGLE POINT;

S 16 DEG 00' 09" W, 170.83 FEET TO A 1/2 INCH IRON ROD FOUND AT FENCE LINE ANGLE POINT;

S 11 DEG 51' 38" W, 27.11 FEET TO A 1/2 INCH IRON ROD FOUND AT FENCE LINE ANGLE POINT;

S 06 DEG 07 01" W, 185.33 FEET TO A 1/2 INCH IRON ROD FOUND AT FENCE LINE ANGLE POINT;

S 03 DEG 04' 04" W, 488.73 FEET TO A 1/2 INCH IRON ROD SET IN THE WESTERLY LINE OF SAID 41.754 ACRE TRACT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S 88 DEG 30' 00" E, 1,014.42 FEET, LEAVING THE EASTERLY LINE OF KICKAPOO ROAD, TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 01 DEG 30' 00" W, 427.00 FEET TO A 1/2 INCH IRON ROD SET IN THE SOUTHERLY LINE OF SAID 41.754 ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 88 DEG 30' 00" W, 1,025.65 FEET ALONG THE SOUTHERLY LINE OF SAID 41.754 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND AT AN EXISTING FENCE CORNER IN THE EAST FENCED RIGHT-OF-WAY OF KICKAPOO ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT. SAID 1/2 INCH IRON ROD ALSO BEING THE SOUTHWEST CORNER FOR SAID 41.754 ACRE TRACT:

THENCE ALONG THE EAST FENCED RIGHT-OF-WAY OF KICKAPOO ROAD THE FOLLOWING COURSES;

N 02 DEG. 57 33" E, 240.98 FEET TO A 1/2 INCH IRON ROD FOUND AT FENCE LINE ANGLE POINT;

N 03 DEG. 04' 04" E, 186.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.000 ACRES (435,600 SQUARE FEET) OF LAND, MORE OR LESS.

## FILED AND RECORDED

Instrument Number: 15-017

Filing and Recording Date: 02/09/2015 04:36:11 PM Pages: 3 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Kim Imhoff, Deputy

Returned To: