



C&S No. 44-16-0662 / Conventional / Yes
JPMorgan Chase Bank, National Association

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, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: July 20, 2012

Grantor(s): Christopher S. Bell and Jodi Bell, husband and wife

Original Trustee: Malcolm D. Gibson

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for WCS Lending, LLC, its successors and assigns

Recording Information: Vol. 1312; rerecorded 1362, Page 821; rerecorded 822, or Clerk's File No. 1204006; rerecorded 1303890, in the Official Public Records of WALLER 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: 08/02/2016 **Earliest Time Sale Will Begin:** 1:00 PM

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:

LOT TWENTY-NINE (29) OF CLEAR CREEK FOREST, SECTION SEVEN (7), A SUBDIVISION IN WALLER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 227, PAGE 547 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the WALLER 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.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200

Megan Randle-Bender

Megan Randle-Bender as Substitute Trustee, Leb Kemp as Successor Substitute Trustee, Vince Ross as Successor Substitute Trustee, Wes Wheat as Successor Substitute Trustee, Traci Yeaman as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Amy Bowman as Successor Substitute Trustee, Kelley Burns as Successor Substitute Trustee, Reid Ruple as Successor Substitute Trustee, Matthew Wolfson as Successor Substitute Trustee, Cindy Denen as Successor Substitute Trustee, Dana Denen as Successor Substitute Trustee, Daniel Willsie as Successor Substitute Trustee, Dann Porter as Successor Substitute Trustee, David Russell as Successor Substitute Trustee, Tanya Graham as Successor Substitute Trustee, Chris Demarest as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee



4582967

FILED AND RECORDED

Instrument Number: 16-045

Filing and Recording Date: 07/11/2016 08:40:02 AM Pages: 2 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

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.

Daisy Metcalf, Deputy

Returned To: