

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
9/27/2004

**Grantor(s)/Mortgagor(s):**  
EDWARD J SUMMERS AND STEPHANIE SUMMERS

**Original Beneficiary/Mortgagee:**  
ARGENT MORTGAGE COMPANY, LLC

**Current Beneficiary/Mortgagee:**  
JPMC Specialty Mortgage LLC

**Recorded in:**  
**Volume:** 0860  
**Page:** 088  
**Instrument No:** 407379

**Property County:**  
WALLER

**Mortgage Servicer:**  
JPMorgan Chase Bank, National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1111 Polaris Parkway, Columbus, OH 43240

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

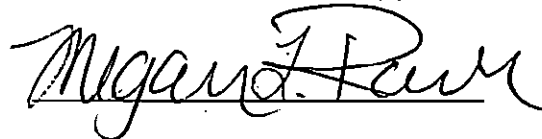
**Date of Sale:** 9/5/2017

**Earliest Time Sale Will Begin:** 1PM

**Place of Sale of Property:** Waller County Courthouse, 836 Austin Street, Hempstead, TX 77445 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):** 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.



Megan L. Randle-Bender, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Matt Wolfson, Chris Demarest, Megan Randle, Rebecca Bolton or Cole D. Patton or Denny Tedrow  
MCCARTHY & HOLTHUS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

17-073  
07/27/2017 12:28:21 PM Total Pages: 3 Fee: 5.00  
Debbie Hollan, County Clerk - Waller County, TX

**TX-13-20797-FC | 0062482930**

Being a tract or parcel containing 1.6162 acres of land situated in the Owen Wingfield Survey Abstract Number 269, Waller County, Texas, being that same called 1.6162 acre tract of record under Waller County Clerk's File Number (W.C.C.F. No.) 974611, said 1.6162 acre tract being more particularly described as follows wit all bearings referenced to said 1.6162 acre tract:

Commencing for reference at the northwest corner to that certain called 10.0023 acre tract of record under W.C.C.F. No. 970355, the northeast corner to that certain called 0.1514 acre access easement, in the south right-of-way line of Petty Road (50 feet wide);

Thence, South  $00^{\circ}35'00''$  East, along the west line of said 10.0023 acre tract, 594.54 feet to an iron rod found for the common northeast corner to said 1.6162 acre tract, the Point Of Beginning of the herein described tract and the southeast to that certain called 1.6162 acre tract of record under W.C.C.F. No. 974612;

Thence, South  $00^{\circ}32'21''$  East, continuing along said west line, 262.87 feet to an iron rod found for the common southeast corner to said 1.6162 acre tract, the herein described tract and the southwest corner to said 10.0023 acre tract, in the north line of that certain called 17.075 acre tract of record under W.C.C.F. No. 994872;

Thence, South  $89^{\circ}16'18''$  West, along said north line, 267.81 feet to an iron rod found for the common southwest corner to said 1.6162 acre tract, the herein described tract and the southeast corner to that certain called 5 acre tract of record under W.C.C.F. No. 942815;

Thence, North  $00^{\circ}35'00''$  West, 262.70 feet to an iron rod found for the common northwest corner to said 1.6162 acre tract, the herein described tract and the southwest corner to said 1.6162 acre tract;

Thence, North  $89^{\circ}14'11''$  East, 268.01 feet to the Point Of Beginning and containing 1.6162 acre of land.

**ACCESS EASEMENT**

Being a tract or parcel containing 0.1514 acre of land situated in the Owen Wingfield Survey Abstract Number 269, Waller County, Texas, being that same called 0.1514 acre tract of record under Waller County Clerk's File Number (W.C.C.F. No.) 974611, said 0.1514 acre tract being more particularly described as follows wit all bearings referenced to said 0.1514 acre tract:

Beginning at the northeast corner to said 0.1514 acre tract, the herein described tract and the northwest corner to that certain called 10.0023 acre tract of record under W.C.C.F. No. 970355, in the south right-of-way line of Petty Road (50 feet wide);

Thence, South  $00^{\circ}35'00''$  East, along the west line of said 10.0023 acre tract, 549.54 feet to an iron rod found for the common southeast corner to said 0.1514 acre tract, the herein described tract and the northeast corner to that certain called 1.6162 acre tract of record under W.C.C.F. No. 974611;

Thence, South  $89^{\circ}14'11''$  West, 12.00 feet to the southwest corner to said 0.1514 acre tract and the herein described tract;

Thence, North  $00^{\circ}35'00''$  West, 549.54 feet to the northwest corner to said 0.1514 acre tract, the herein described tract, in the south right-of-way line of the aforementioned Petty Road;

Thence, North  $89^{\circ}14'11''$  East, along said south right-of-way line, 12.00 feet to the Point Of Beginning and containing 0.1514 acre of land.

## FILED AND RECORDED

**Instrument Number: 17-073**

Filing and Recording Date: 07/27/2017 12:28:21 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,



A handwritten signature in black ink that reads "Debbie Hollan". The signature is written in a cursive style.

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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.

Jenifer Deutrich, Deputy

Returned To: