

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: January 07, 2014

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place THE SOUTH OUTSIDE STEPS OF THE ERATH 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 April 24, 2008 and recorded in Document VOLUME 1380, PAGE 0004 real property records of ERATH County, Texas, with SHANE O. DANIEL AND KIRSTEN DANIEL, grantor(s) and TOWN AND COUNTRY BANK, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SHANE O. DANIEL AND KIRSTEN DANIEL, securing the payment of the indebtednesses in the original principal amount of \$121,173.00, 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:

NORTHERLY 25' OF LOT NO. 10 AND ALL OF LOT NO. 11, IN BLOCK H OF THE CHAMBERLIN ADDITION TO THE CITY OF STEPHENVILLE, IN ERATH COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION OF RECORD WITH THE DEDICATION THEREOF, RECORDED IN VOL. 353, PAGE 236, DEED RECORDS OF ERATH COUNTY, TEXAS.

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

CAROLYN SMITH, R. BARRETT OR R. HUMPHRIES
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

9:45 POSTED
A.M. P.M.

DEC 17 2013
GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY [Signature] DEPUTY

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive
/Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com



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