

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: October 16, 2012

Grantor(s): Joshua Aaron Foster, unmarried

Original Trustee: Chris Peirson

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Guild Mortgage Company, a California Corporation, its successors and assigns

Recording Information: Clerk's File No. 2012-05883, in the Official Public Records of ERATH County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, 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: 07/07/2015 **Earliest Time Sale Will Begin:** 10:00 AM

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 Mortgageor, the Mortgagee or the Mortgagee's attorney.

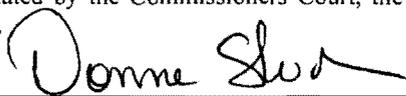
Legal Description:

LOT 3A, BLOCK 14, SHAPARD AND COLLINS ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, AS SET OUT ON PAGE 767 OF KING'S 1956 MAP OF STEPHENVILLE, SAID MAP AND THE DEDICATION THEREOF RECORDED IN VOLUME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the ERATH 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


Angela Lewis as Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, or Mary M. Speidel as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305.
Irving, TX 75039

POSTED
A.M. 7:00 P.M.

JUN 15 2015
GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY  DEPUTY



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