

# 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**

POSTED  
A.M. 1:07 P.M.

**Date of Security Instrument:** February 27, 2008

SEP 14 2015

**Grantor(s):** Dwayne H. Bowers and Lisa E. Bowers

GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS  
By CW Deputy

**Original Trustee:** Scott R. Valby

**Original Mortgagee:** Mortgage Electronic Registration Systems Inc., as nominee for Mortgages USA, its successors and assigns

**Recording Information:** Vol. 1374, Page 0426, or Clerk's File No. 81850, in the Official Public Records of ERATH 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:** 10/06/2015      **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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

**Legal Description:**

A TRACT OF LAND BEING OUT OF BLOCK 77 OF THE CITY OF DUBLIN, ERATH COUNTY, TEXAS, SITUATED IN THE WM. THOMAS SURVEY, ABSTRACT NO. 753, ERATH COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN THE DEED TO SANDRA BENTON, RECORDED IN VOLUME 1043, PAGE 791, DEED RECORDS, ERATH COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

**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

Donna Stockman  
Guy Wiggs 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, David Stockman as Successor Substitute Trustee, Lori McCarty as Successor Substitute Trustee, Juanita Cox as Successor Substitute Trustee, Jimmy Carroll Brewer as Successor Substitute Trustee, Stephen Rawlings as Successor Substitute Trustee, Diasha Perkins as Successor Substitute Trustee, Jason Brewer 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



4542527

# Exhibit A

The land referred to herein is situated in the State of Texas, County of Erath described as follows:

A TRACT OF LAND BEING OUT OF BLOCK 77 OF THE CITY OF DUBLIN, ERATH COUNTY, TEXAS, SITUATED IN THE WM. THOMAS SURVEY, ABSTRACT NO. 753, ERATH COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN THE DEED TO SANDRA BENTON, RECORDED IN VOLUME 1043, PAGE 791, DEED RECORDS, ERATH COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" REBAR ROD FOUND WITH A CAP STAMPED 1579 IN THE SOUTHWEST LINE OF SOUTH LIBERTY (ALSO KNOWN AS F.M. HIGHWAY NO. 219) FOR THE EASTERLY MOST NORTHEAST CORNER OF SAID BENTON TRACT, SAME BEING A CORNER OF THE REMAINDER OF A TRACT OF LAND DESCRIBED IN THE DEED TO L.B. ATTERBURY AND WIFE, RUTH ATTERBURY, RECORDED IN VOLUME 644, PAGE 14, DEED RECORDS, ERATH COUNTY, TEXAS;

THENCE S. 07° 45' 30" W., 426.55 FEET ALONG A COMMON LINE BETWEEN SAID BENTON TRACT AND THE REMAINDER OF SAID ATTERBURY TRACT TO A 3/8" REBAR ROD FOUND WITH A CAP STAMPED 1579 FOR THE SOUTHEAST CORNER OF SAID BENTON TRACT;

THENCE N. 82° 08' 31" W., 466.45 FEET ALONG A COMMON LINE BETWEEN SAID BENTON TRACT AND THE REMAINDER OF SAID ATTERBURY TRACT TO A 3/8" REBAR ROD FOUND (CONTROL MONUMENT) FOR THE SOUTHWEST CORNER OF SAID BENTON TRACT, SAME BEING THE SOUTHEAST CORNER OF BLOCK 76 OF THE CITY OF DUBLIN, ERATH COUNTY, TEXAS;

THENCE N. 07° 49' 06" E., 621.28 FEET ALONG THE COMMON LINE BETWEEN SAID BENTON TRACT AND SAID BLOCK 76 TO A 3/8" REBAR ROD FOUND (CONTROL MONUMENT) FOR THE NORTHWEST CORNER OF SAID BENTON TRACT;

THENCE S. 71° 13' 17" E., 288.41 FEET TO A 3/8" REBAR ROD FOUND WITH A CAP STAMPED 1579 IN THE SOUTHWEST LINE OF SAID SOUTH LIBERTY;

THENCE S. 44° 42' 02" E., 230.42 FEET ALONG THE SOUTHWEST LINE OF SAID SOUTH LIBERTY TO THE POINT OF BEGINNING AND CONTAINING 5.95 ACRES, MORE OR LESS.

APN: R000035507