C&S No. 44-09-7617 / Conventional / No
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: November 02, 2005

Grantor(s): Diana Lewis, a single woman and Parker Pearson, a single man

Original Trustee: Troy Gotschall

Original Mortgagee: AMCAP Mortgage, LTD, A Limited Partnership

Recording Information: Vol. 1251, Page 182, or Clerk's File No. 510246, 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: 09/02/2014 **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:
ALL THAT CERTAIN 0.407 ACRES OUT OF LOT 18, BLOCK 94, CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 418, PAGE 529, DEED RECORDS OF ERATH COUNTY, TEXAS, AND BEING SAME LAND DESCRIBED IN DEED DATED JUNE 18, 1993, FROM ROBERT E. RUDDUCK, ET UX, TO DONAL R. SCHMIDT, JR., AND WIFE, STACY G. SCHMIDT, RECORDED IN VOLUME 844, PAGE 723, DEED RECORDS OF ERATH COUNTY, TEXAS, AND THE 0.407 ACRES BEING DESCRIBED AS FOLLOWS: AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO: AND MADE APART 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.

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

POSTED
A.M. 1:55 P.M.

For Information:
Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East, Suite 450
Houston, TX 77060 / (281) 925-5200

4477652

AUG 11 2014
GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY _____ DEPUTY

EXHIBIT A

All that certain 0.407 acres out of Lot 18, Block 94, City of Stephenville, Erath County, Texas, according to Plat recorded in Volume 418, page 529, Deed Records of Erath County, Texas, and being same land described in deed dated June 18, 1993, from Robert E. Rudduck, et ux, to Donal R. Schmidt, Jr., and wife, Stacy G. Schmidt, recorded in Volume 844, page 723, Deed Records of Erath County, Texas, and the 0.407 acres being described as follows:

BEGINNING at a 1/2" iron rod found in the west line of N. Kight Avenue, at the southeast corner of Lot 18, Block 94, City of Stephenville, Texas for the southeast corner of this tract;

THENCE South 60 degrees West, 235.40 feet to a 1/2" iron rod found in south line of Lot 18, for southwest corner of this tract;

THENCE North 30 degrees West with east line of a tract out of Lot 18, conveyed to Vance Moring by deed recorded in Volume 459, page 408, said records, 75.30 feet to a 3/8" iron rod found, for northwest corner of this tract;

THENCE North 60 degrees East with south line of tracts out of the northeast part of Lot 18, conveyed to W.E. Fulfer by deed recorded in Volume 613, page 271, said records, 235.40 feet to a nail found in east line of Lot 18, for northeast corner of this tract;

THENCE South 30 degrees East with west line of N. Kight Avenue, 75.3 feet to the place of beginning, containing 0.407 acres out of the southeast part of Lot 18.