

# NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
6/27/2008

**Grantor(s)/Mortgagor(s):**  
ELEUTERIO MELENDEZ AND JENNIFER FUENTES, BOTH SINGLE PERSONS, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST NATIONAL BANK OF MIDLAND, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
JPMorgan Chase Bank, National Association

**Recorded in:**  
**Volume:** 42  
**Page:** 206  
**Instrument No:** 15246

**Property County:**  
STERLING

**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:** ALL OF THE SOUTH FIFTY FEET (S/50') OF LOTS 1, 2 AND 3, AND ALL OF LOTS 11, 12, AND 13, IN BLOCK 11, MCCOLLUM ADDITION TO THE TOWN OF STERLING CITY, ACCORDING TO THE PLAT OF SAID ADDITION OF RECORD IN VOLUME 5, PAGE 173 OF THE TOM GREEN TRANSCRIBED RECORDS AND REPLAT AS RECORDED IN VOL. 11, PAGE 369, OF THE DEED RECORDS OF STERLING COUNTY, TEXAS.

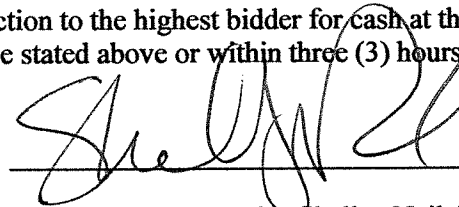
**Date of Sale:** 6/6/2017

**Earliest Time Sale Will Begin:** 1:00PM

**Place of Sale of Property:** THE FRONT STEPS OF THE STERLING COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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(j):** 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.



Kevin Key, Jay Jacobs, Shelley Nail, Donna Trout and Kristina McCrary  
or Cole D. Patton  
or Denny Tedrow  
MCCARTHY & HOLTHUS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

FILED May 15, 2017  
AT 2:50 o'clock P M  
JERRI McCUTCHEN  
County Clerk, Sterling County, Texas  
By [Signature]