

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: December 04, 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE FRONT STEPS OF THE STERLING 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 August 22, 2011 and recorded in Document INSTRUMENT NO. 17167; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 022899 real property records of STERLING County, Texas, with ROY BROOKS CONNER AND LINDSAY CONNER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROY BROOKS CONNER AND LINDSAY CONNER, securing the payment of the indebtedness in the original principal amount of \$98,036.00, 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 in the attached Exhibit A.

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



SHELLEY NAIL, DONNA TROUT, JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK BRITTON, DOUG

WOODARD, KRISTIE ALVAREZ, KRISTINA MCCRARY, KEVIN KEY, JAY JACOBS, SHELLY HENDERSON,
CHELSEA BROOKS, JOHN EVANS, OR DAVID CARRILLO
Substitute Trustee

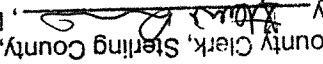
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

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

My name is _____ and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the STERLING County Clerk and caused to be posted at the STERLING County courthouse this notice of sale.

Certificate of Posting

Declarants Name: _____
Date: _____

FILED
November 13, 2018
AT 1:55 o'clock P M
JERRI McCUTCHEN
County Clerk, Sterling County, Texas
By  Deputy



NOS0000007957624

EXHIBIT "A"

ALL OF LOTS SEVEN (7), EIGHT (8), NINE (9) AND TEN (10) IN BLOCK TWELVE (12), STERLING ADDITION TO THE TOWN OF STERLING CITY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 11, PAGE 365, DEED RECORDS OF STERLING COUNTY, TEXAS.



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