

18-0035 FC

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
1/7/2013

**Grantor(s)/Mortgagor(s):**  
PATRICIA R BAYS, A SINGLE WOMAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR WCS LENDING, LLC, ITS SUCCESSORS AND ASSIGNS

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

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2013000185

**Property County:**  
SHELBY

FILED FOR RECORD  
SHELBY COUNTY, TEXAS  
2018 NOV 20 PM 9 04  
JENNIFER L. HARTMAN  
COUNTY CLERK  
BY T.S.D. DEPUTY

**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:** SEE EXHIBIT "A".

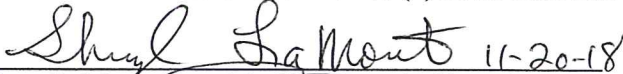
**Date of Sale:** 1/2/2019

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

**Place of Sale of Property:** THE AREA WITHIN A RADIUS OF 100 FEET OF THE SOUTHEASTERN DOOR OF THE HOUSE PROVIDED FOR THE HOLDING OF THE DISTRICT COURT IN THE CITY OF CENTER, IN SHELBY COUNTY, TX 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(i):**  
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

  
Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston  
or Thuy Frazier  
or Cindy Mendoza  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

# TX-18-68462-POS

## EXHIBIT "A"

### LEGAL DESCRIPTION

BEING 2.760 acre of land out of the JAMES ENGLISH SURVEY, ABSTRACT NO. 186, a part of the original townsite of Shelbyville, Texas, and also being the same tract of land conveyed by F. H. Haley, et ux, to Reeves Haley by deed recorded in Volume 188, Page 544, of the Deed Records of Shelby County, Texas, and being further described as follows:

BEGINNING at a 1/2" iron rod set for the corner in the east margin of Pine Street, being the northwest corner of a tract of land conveyed by Gerald Dickinson, Sr., et ux, to Gerald Dickinson, Jr., by deed recorded in Volume 610, Page 194, said Records;

THENCE North 09 degrees 09 minutes 22 seconds West along the said street margin a distance of 213.33 ft. to 1/2" iron rod set for the corner from which a 1/2" iron rod found bears S 09degrees 09 minutes E 26.45 ft., and the southwest corner of BLOCK 67 bears S 09 degrees 09 minutes E 83.33 ft.;

THENCE North 89 degrees 51 minutes 26 seconds East through BLOCK 67 and BLCOK 68 a distance of 530.00 ft. to a 1/2" iron rod set for corner in the west margin of Ann Street (abandoned)

THENCE South 09 degrees 09 minutes 22 seconds East with the west margin of Ann Street a distance of 240.33 ft. to a 1/2" iron rod set for corner;

THENCE South 83 degrees 46 minutes 27" seconds West, at 176.55 ft. pass a 1/2" iron rod found for the northeast corner of the above reference Gerald Dickinson, Jr., tract, in all a distance of 530.68 ft. to the POINT OF BEGINNING.