

NOTICE OF TRUSTEE'S SALE FOR RECORD

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 & Stawiariski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

SHELBY COUNTY, TEXAS
BY *J. M. Swan* DEPUTY

Date of Security Instrument: May 22, 2014

Grantor(s): Dedrick D. Williams, a single man

Original Trustee: Michael Burns, Attorney at Law, Anderson, Burns and Vela, LLP

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for SFMC, LP
DBA Service First Mortgage Company, its successors and assigns

Recording Information: Clerk's File No. 2014002082, in the Official Public Records of **SHELBY 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: 03/01/2016 Earliest Time Sale Will Begin: 1:00 PM

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:

BEING 2.2739 ACRES OF LAND, MORE OR LESS, A PART OF THE JESSE AMASON SURVEY, A-10, SHELBY COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN THE WARRANTY DEED FROM FARMERS STATE BANK TO MURCO FARMS AND LEASING, LLC, DATED MAY 7, 2012, RECORDED UNDER INSTRUMENT NO. 2012002811, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, AND BEING 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 SHELBY 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 & Stawiariski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200

Sheryl LaMont
Sheryl LaMont as Substitute Trustee, Robert LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161, Ste 305.
Irving, TX 75039

2-09-16



4562350

EXHIBIT "A"

BEING 2.2739 acres of land, more or less, a part of the JESSE AMASON SURVEY, A-10, Shelby County, Texas, and being the land described in the Warranty Deed from Farmers State Bank to Murco Farms and Leasing, LLC, dated May 7, 2012, recorded under Instrument No. 2012002811, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch iron rod with plastic cap set at the intersection of the Southwesterly line of said called 2 acre tract with the Southwesterly margin of Crawford Street, and being 15.0 ft., from its paved centerline, and being the North corner of a called 0.48 of an acre tract described in deed from R. E. Watson and F. A. Watson to John H. Harbison and wife, Dora E. Harbison, dated November 11, 1963, and recorded in Vol. 419, Page 248, Deed Records, Shelby County, Texas;

THENCE N. 44 deg. 17 min. 33 sec. E. with said Southeastery margin of Crawford Street, a distance of 81.07 ft., to a 1/2 inch iron rod with plastic cap set at its intersection with the Northeastery line of said Murco "Second Tract" and being in the Southwesterly line of a called 1.11 acre tract described in a Warranty Deed with Vendor's Lien from Richard Prince and wife, Barbara Prince to Alberto Almazan and wife, Rosalba Mayorga dated November 7, 2013, and recorded under Document No. 2013004819, Official Public Records, Shelby County, Texas;

THENCE S. 47 deg. 21 min. 21 sec. E. with said Northeastery line of the Murco "Second Tract" an with said Southwesterly line of the called 1.11 acre tract, intermittently intersecting the meanders of a wire fence line, passing at a distance of 394.76 ft., an 8 inch fence corner post found at the South corner of said called 1.11 acre tract and being the West corner of a called 0.85 of an acre tract described as "Tract Two" in a Warranty Deed with Vendor's Lien from Joyce Marie Danley to Kimberly S. Barbee, dated January 24, 2008, recorded under Document No. 2008000798, Official Public Records, Shelby County, Texas, and continuing with said Northeastery line of said Murco "Second Tract" and the Southwesterly line of said called 0.85 of an acre tract for a total distance of 444.76 ft., to a 1/2 inch iron rod with plastic cap set for the East corner of said Murco tract and the Westery South corner of said called 0.85 of an acre tract and in the Northwesterly line of said Murco called 2 acre tract, and being on the Northerly bank of a small branch;

THENCE N. 46 deg. 06 min. 36 sec. E. with said Northwesterly line of the called 2 acre tract and the Westery Southeastery line of said called 0.85 of an acre tract, crossing said branch, and intermittently intersecting the remnants of the meanders of an old wire fence line, a distance of 209.50 ft., to a 1/2 inch iron rod with plastic cap set at the base of an old split post fence corner for the Easterly North corner of said called 2 acre tract and being an interior corner of said called 0.85 of an acre tract;

THENCE S. 48 deg. 03 min. 49 sec. E. with the Easterly Northeastery line of said called 2 acre tract and the Southerly Southwesterly line of the called 0.85 of an acre tract, intermittently intersecting the remnants of the meanders of an old wire fence line, a distance of 189.14 ft., to a 24 inch Pine Tree found as a fence corner post at the East corner of said called 2 acre tract and the Easterly South corner of said called 0.85 of an acre tract, and being in the Northwesterly line of a called 4.12 acre tract described in an Enhanced Life Estate Deed from Joan Neal to James Neal, dated May 31, 2013, recorded under Document 2013002299, Deed Records, Shelby County, Texas;

THENCE S. 35 deg. 21 min. 39 sec. W. with the Southeastery line of said called 2 acre tract and said Northwesterly line of the called 4.12 acre tract, passing at a distance of 28.82 ft., a 1 inch iron rod found for the West corner of said called 4.12 acre tract and being the North corner of a called 4.37 acre tract described in a Warranty Deed from Danny Paul Bush and wife, Brenda Bush, to Jack Carpenter, dated March 10, 2005, recorded in Vol. 1014, Page 538, Official Public Records, Shelby County, Texas, and continuing with said southeastery line of the called 2 acre tract and the Northwesterly line of said called 4.37 acre tract, intermittently intersecting the remnants of the meanders of an old wire fence line for a total distance of 294.87 ft., to a 1 inch iron rod found at the base of the remains of an old fence corner post for the West corner of said called 4.37 acre tract and the South corner of said called 2 acre tract and being the East corner of a called 6.922 acre tract described in a Warranty Deed from Earl Biggers to Donnie Borders, dated October 4, 1995, and recorded in Vol. 795, Page 113, Real Property Records, Shelby County, Texas;

THENCE N. 47 deg. 21 min. 21 sec. W. with the Southwesterly line of said called 2 acre tract and the Northeastery line of said called 6.922 acre tract (basis of bearing orientation), intermittently intersecting the remnants of an old wire fence line and passing at a distance of 538.10 ft., the Easterly North corner of said called 6.922 acre tract and being the East corner of said 0.48 of an acre tract from which a 56 inch Pine Tree found marked X bears S. 04 deg. W. 16.0 ft., and continuing with the Northeastery line of said called 0.48 of an acre tract for a total distance of 686.27 ft., to the Point of Beginning, containing 2.2739 acres of land, more or less.

Bearing orientation based on the Northeastery line of the called 6.922 acre tract having a bearing of S. 47 deg. 21 min. 21 sec. E. as described in deed recorded in Vol. 795, Page 113, Real Property Records, Shelby County, Texas.
Surveyed by William B. Connolly, Registered Professional Land Surveyor for the State of Texas, No. 5313, on April 24, 2014.