

11-00521-C

1113 FM 1970N
TIMPSON, TX 75975

FILED FOR RECORD
SHELBY COUNTY, TEXAS

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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.

BY 

1. Date, Time, and Place of Sale.

Date: January 02, 2018

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

Place LOCATION DESIGNATED BY THE COMMISSIONER'S COURT DATED AUGUST 14, 2000, BOOK 893, PAGE 644 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 June 07, 2005 and recorded in Document CLERK'S FILE NO. 2005-3234 real property records of SHELBY County, Texas, with ERIC DON RENICK AND AMBER D. RENICK, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ERIC DON RENICK AND AMBER D. RENICK, securing the payment of the indebtednesses in the original principal amount of \$118,750.00, 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, NATIONAL ASSOCIATION 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



BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
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 SHELBY County Clerk and caused to be posted at the SHELBY County courthouse this notice of sale.

Certificate of Posting

Declarant's Name: _____
Date: _____



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EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED ABOUT 2 MILES NORTHWEST OF THE CITY OF TIMPSON, SHELBY COUNTY, TEXAS ON THE REBECCA HALL SURVEY, A-328, BEING PART OF A 25.00 ACRE TRACT DESCRIBED IN A CONVEYANCE FROM WILLIAM RIAL TAYLOR, JR. AND WIFE, DARINDA TAYLOR TO BRETT C. TAYLOR, SR. AND WIFE, RACHELLE TAYLOR, DATED MARCH 31, 1998, RECORDED IN VOL. 835, PG. 888 OF THE DEED RECORDS OF SHELBY COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD IRON FOUND FOR CORNER ON THE SOUTH BOUNDARY LINE OF A 52.2 ACRE TRACT DESCRIBED IN A CONVEYANCE FROM WILLIAM R. TAYLOR TO WILLIAM RIAL TAYLOR, III, DATED OCTOBER 10, 2003, RECORDED IN VOL. 973, PG. 82 OF THE DEED RECORDS OF SHELBY COUNTY, TEXAS, SAID BEGINNING CORNER BEING THE NORTHEAST CORNER OF THE 25.00 ACRE TRACT AND THE NORTHWEST CORNER OF A 19.98 ACRE TRACT DESCRIBED IN A CONVEYANCE FROM CHARLES RAY VYROSTEK TO JOSE LUIS GARCIA AND WIFE, ARACELI GARCIA, DATED SEPTEMBER 20, 2002, RECORDED IN VOL. 948, PG. 224 OF THE DEED RECORDS OF SHELBY COUNTY, TEXAS;

THENCE S 02 DEG. 16' 28" E, 953.87 FEET WITH THE EAST BOUNDARY LINE OF THE 25.00 ACRE TRACT TO A 1/2" IRON ROD SET FOR CORNER AT THE BASE OF A FENCE CORNER POST;

THENCE S 67 DEG. 27' 37" W, 143.66 FEET ALONG A FENCE TO A 1/2" IRON ROD SET FOR CORNER AT THE BASE OF A GATE POST ON THE EAST SIDE OF A GAP GATE;

THENCE N 82 DEG. 29' 50" W, 276.16 FEET CONTINUING ALONG A FENCE TO A 1/2" IRON ROD SET FOR CORNER AT THE BASE OF A DEAD TREE (USED FOR FENCE CORNER);

THENCE N 08 DEG. 47' 06" W, 973.65 FEET ALONG A FENCE TO A 1/2" IRON ROD SET FOR CORNER ON THE NORTH BOUNDARY LINE OF THE 25.00 ACRE TRACT AND THE SOUTH BOUNDARY LINE OF THE 52.2 ACRE TRACT;

THENCE N 88 DEG. 54' 10" E, 517.42 FEET WITH THE NORTH BOUNDARY LINE OF THE 25.00 ACRE TRACT AND THE SOUTH BOUNDARY LINE OF 52.2 ACRE TRACT TO THE PLACE OF BEGINNING, CONTAINING 10.414 ACRES, MORE OR LESS.

THERE IS CONVEYED A 20 FOOT ACCESS AND UTILITY EASEMENT DESCRIBED IN THE AFOREMENTIONED 25.00 ACRE TRACT CONVEYANCE. SEE VOL. 835, PG. 888 DR.

THERE IS RESERVED A 20 FOOT ACCESS AND UTILITY EASEMENT ADJACENT TO, PARALLEL WITH, AND 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT S 02 DEG. 16' 28" E, 20.00 FEET FROM A RAILROAD IRON FOUND FOR THE NORTHEAST CORNER IN THE CENTERLINE OF THE EXISTING 20 FOOT ACCESS AFOREMENTIONED;

THENCE S 88 DEG. 54' 10" W, 354.00 FEET.



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