

00001257
NOTICE OF SUBSTITUTE TRUSTEE SALE

Copy of Original
Filed 6/6/2017
Not Compared
or Verified

Deed of Trust Date:
5/27/2011

Grantor(s)/Mortgagor(s):
WILLIAM L. WEBB, A SINGLE MAN

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

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: 1369
Page: 640
Instrument No: 00111994

Property County:
LIMESTONE

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 ATTACHED HERETO AND MADE A PART HEREOF FOR ALL
PURPOSES

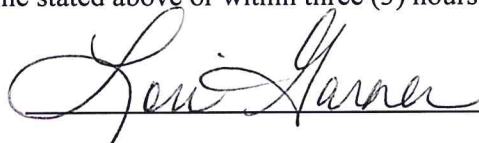
Date of Sale: 7/4/2017

Earliest Time Sale Will Begin: 11AM

Place of Sale of Property: Limestone County Courthouse, 200 W. State Street, Groesbeck, TX 76642
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 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.



Aurora Campos, Jonathan Harrison, Markcos Pineda,
Ramiro Cuevas, Dann Porter, Doug Woodard, Kristie
Alvarez, Julian Perrine, Matt Hansen, Chris
Demarest, Patrick Zwiers, Kristopher Holub,
Frederick Britton, Robert LaMont, Sharon St. Pierre,
Sheryl LaMont, David Sims, Allan Johnston, Lori
Garner

or Cole D. Patton
or Denny Tedrow
MCCARTHY & HOLTHUS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-17-33380-POS
Loan Type: Farm Loan

EXHIBIT "A"

BEING a 1.69 acres tract of land situated in part of Block No. 57, R. Flippen Survey A-197, City of Kosse, Limestone County, Texas, adjacent to the East right of way line of State Hwy. 14 and being that called 1.70 acres tract described in deed to Ray Edward Hunter et al recorded in Vol. 1318, Pg. 661, Deed records of Limestone County, Texas (L.C.D.R.), said 1.69 acres being more particularly described by metes and bounds as follows:

BEGINNING at a set $\frac{1}{2}$ " iron rod in the East right of way line of State Hwy. 14 (Mignonette Street) and a curve for the Southwest corner of said Hunter 1.70 acres tract and this tract, same being the Northeast corner of the Eddied Ray Truett called 1.70 acres tract of record in Vol. 924, Pg. 388, L.C.D.R., from which corner being 40.0 ft. measured perpendicularly from the centerline of said highway, and from which corner an angle corner of said Truett tract at P.C. Sta. 121+98.2' bear S.9°54'07"W. 258.08 ft.;

THENCE in a Northerly direction 362.89 ft. with the arc of a right of way curve and the West line of said Hunter 1.70 acres tract having a radius of 5769.74 ft., a central angle of 3°36'13", and a long chord bearing N.6°49'07"E. 362.83 ft. to a set $\frac{1}{2}$ " iron rod at the end of a right of way curve;

THENCE N.5°01'00"E. 65.00 ft. with the East line of said State Hwy. 14 and the West line of said Hunter 1.70 acres tract to a set $\frac{1}{2}$ " iron rod at the intersection of the East line of highway and the Southeast line of Lincoln Street for the Northwest corner of said Hunter 1.70 acres tract and this tract;

THENCE S.38°25'38"E. 299.94 ft. with the Northwest line of said Hunter 1.70 acres tract and the Southeast line of said Lincoln Street to a set $\frac{1}{2}$ " iron rod for the Northeast corner of said Hunter 1.70 acres tract and this tract;

THENCE S.9°54'30"E. 222.91 ft. along the West side of an abandoned road and with the East line of said Hunter 1.70 acres tract to a set $\frac{1}{2}$ " iron rod for the Southeast corner of said Hunter 1.70 acres tract and this tract, same being the Northeast corner of said Truett tract;

THENCE N.83°50'04"W. 275.13 ft. with the South line of said Hunter tract and the North line of said Truett tract to the point of **BEGINNING**, containing 1.69 acres.

00001257

Filed for Record in:
Limestone County

On: Jun 08, 2017 at 09:34A

By: Olga Guzman

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was
filed on the date and time stamped hereon by me and
was duly recorded in the named records of:
Limestone County as stamped hereon by me.

Jun 08, 2017

Peggy Beck, County Clerk
Limestone County