

504 WESTMINISTER STREET
TEHUACANA, TX 76686

0000007383516

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: August 07, 2018

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place: THE FRONT DOOR WHICH FACES STATE STREET OF THE LIMESTONE 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 September 23, 2009 and recorded in Document VOLUME 1322, PAGE 711 real property records of LIMESTONE County, Texas, with CHARLES ANTHONY HAMMER AND LAURA LYNN HAMMER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHARLES ANTHONY HAMMER AND LAURA LYNN HAMMER, securing the payment of the indebtednesses in the original principal amount of \$106,122.00, 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



JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, SHAWN SCHILLER, TONYA WASHINGTON, TRAVIS KADDATZ, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, DAVID SIMS, ALLAN JOHNSTON, RONNIE HUBBARD, LORI GARNER OR 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

Certificate of Posting

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 LIMESTONE County Clerk and caused to be posted at the LIMESTONE County courthouse this notice of sale.

Declarants Name: _____

Date: _____



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EXHIBIT "A"

BEING A 0.356 ACRE TRACT OF LAND SITUATED IN THE JOHN BOYD SURVEY A-3, CITY OF TEHUACANA, LIMESTONE COUNTY, TEXAS, AND BEING PART OF A CITY BLOCK (NO NUMBER) DESCRIBED IN THE DEED DATED NOVEMBER 17, 1999 FROM JIMMY DAVIS MURRAY ET AL TO JOHN KIPLING STUVER ET UX RECORDED IN VOL. 1023, PG. 809, DEED RECORDS OF LIMESTONE COUNTY, TEXAS (L.C.D.R.) AND PART OF THAT CITY BLOCK BEARING NORTH 80.00 FT. OF BLOCK 45 FILED IN THE OFFICIAL PLAT OF RECORD IN VOL. 2, PG. 19, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS, SAID 0.356 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD IN THE EAST RIGHT OF WAY LINE OF WESTMINISTER STREET AND THE NORTH LINE OF CALLED NORTH 4TH STREET FOR THE SOUTHWEST CORNER OF THIS TRACT, FROM WHICH CORNER THE NORTHWEST CORNER OF BLOCK 45 BEARS DUE NORTH 80.00 FT. AND ALSO FROM WHICH CORNER A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THE WILLIAM H. (BILL) KUEHN TRACT BEARS DUE WEST 80.00 FT.;

THENCE DUE NORTH 135.00 FT. WITH THE WEST LINE OF SAID WESTMINISTER STREET TO A SET 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT, SAME BEING AN ELL CORNER IN THE WEST LINE OF THE JOEL AMICK TRACT OF RECORD IN VOL. 763, PG. 480, L.C.D.R.;

THENCE DUE EAST 115.00 FT. TO A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT, SAME BEING AN ELL CORNER IN THE WEST LINE OF SAID AMICK TRACT;

THENCE DUE SOUTH 135.00 FT TO A SET 1/2" IRON ROD IN THE NORTH LINE OF SAID NORTH 4TH STREET FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID AMICK TRACT;

THENCE DUE WEST 115.00 FT WITH THE NORTH LINE OF SAID NORTH 4TH STREET TO THE POINT OF BEGINNING, CONTAINING 0.356 ACRE.

NOTE: BASIS OF BEARING-DUE EAST- THE SOUTH LINE OF WILLIAM H. KUEHN 2 ACRES TRACT 1/2" IRON RODS FOUND

Filed for Record in:
Limestone County

On: Jul 16, 2018 at 11:59A

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.

Jul 16, 2018

Peggy Beck, County Clerk
Limestone County

