

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
10/19/2001

**Grantor(s)/Mortgagor(s):**  
DEBRA REID, A SINGLE WOMAN

**Original Beneficiary/Mortgagee:**  
MORTGAGES & MORE, INC.

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

**Recorded in:**  
**Volume:** 0398  
**Page:** 532  
**Instrument No:** 2302

**Property County:**  
RAINS

**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

BY *[Signature]*  
LINDA WALLACE  
COUNTY CLERK  
RAINS COUNTY TEXAS  
PUBLIC SAFETY

FILED FOR RECORD  
2018 SEP 20 AM 6:39

**Legal Description:** SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**Date of Sale:** 11/6/2018                      **Earliest Time Sale Will Begin:** 1PM

**Place of Sale of Property:** Rains County Courthouse, 167 E. Quitman Street, Emory, TX 75440 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**

*[Signature: Sue Spasic]*  
Harriett Fletcher, Robert LaMont, David Sims, Sharon St. Pierre, Sheryl LaMont, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Shawn Schiller, Allan Johnston, Ronnie Hubbard, Sue Spasic, Zoran W. Spasic, Shannah Howle, Shannah Walker, Jon Murphy Howle or E. "Ursula" B. Willie or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee MCCARTHY & HOLTHUS, LLP 1255 WEST 15TH STREET, SUITE 1060 PLANO, TX 75075

sender of this notice immediately.

**MH File Number:** TX-18-67401-POS  
**Loan Type:** Conventional Residential

EXHIBIT A

**TX-18-67401-POS**

Being all that certain lot, tract or parcel of land located in the Town of Emory, and being Lot # 9 of the H. C. Bullard Addition to the Town of Emory, Rains County, Texas, according to the Plat of said Addition recorded in Volume 134, Page 49, Deed Records and being the same land described in a Special Warranty Deed, dated October 23, 1992 to Bobby F. Robbins et ux, Mildred L. Robbins, recorded in Volume 309, Page 116, Real Property Records, Rains County, Texas and said lot known as 325 Wells Street and bounded as follows:

**BEGINNING** at a found  $\frac{1}{2}$ " Iron Rod located in the West line of Wells Street and being the Southeast corner of Lot #8 and used for the Northeast corner of this lot.

**THENCE:** South, with the West line of Wells Street, 72.78 feet to a found  $\frac{1}{2}$ " Iron Rod located at the Northeast corner of Lot #10 and used for the Southeast corner of this lot.

**THENCE:** N. 89 deg. 54' 51" W., with the North line of said Lot #10, 149.99 feet to a found  $\frac{1}{2}$ " Iron Rod located at the Northwest corner of said Lot #10 and used for the Southwest corner of this lot.

**THENCE:** N. 00 deg. 09' 58" E., with the East line of Lot #19, 73.22 feet to a found  $\frac{1}{2}$ " Iron Rod located at the Southwest corner of said Lot #8 and used for the Northwest corner of this lot.

**THENCE:** S. 89 deg. 44' 43" E., with the South line of said Lot #8, 149.78 feet to the place of beginning, containing 10,941.629 square feet of land.

**BEING** the same land as shown on survey of Charles Brewer, Registered Professional Land Surveyor, No. 1898, dated November 21, 1997.