

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/7/2013

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2013000185

Mortgage Servicer:
JPMorgan Chase Bank, National Association is
representing the Current Beneficiary/Mortgagee under a
servicing agreement with the Current
Beneficiary/Mortgagee.

Legal Description: SEE EXHIBIT "A".

Date of Sale: 10/2/2018

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: THE AREA WITHIN A RADIUS OF 100 FEET OF THE
SOUTHEASTERN DOOR OF THE HOUSE PROVIDED FOR THE HOLDING OF THE DISTRICT
COURT IN THE CITY OF CENTER, IN SHELBY COUNTY, TX OR AS DESIGNATED BY THE
COUNTY COMMISSIONER'S OFFICE 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):
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

sender of this notice immediately.

MH File Number: TX-18-68462-POS
Loan Type: Farm Loan

Grantor(s)/Mortgagor(s):
PATRICIA R BAYS, A SINGLE WOMAN

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Property County:
SHELBY

Mortgage Servicer's Address:
1111 Polaris Parkway,
Columbus, OH 43240

Sheryl LaMont 9-06-18
Robert LaMont, (Sheryl LaMont), David Sims, Allan
Johnston
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

FILED FOR RECORD
SHELBY COUNTY, TEXAS
2018 SEP 6 PM 2 15
BY JENNIFER L. FORTYTH
COUNTY CLERK

TX-18-68462-POS

EXHIBIT "A"

LEGAL DESCRIPTION

BEING 2.760 acre of land out of the JAMES ENGLISH SURVEY, ABSTRACT NO. 186, a part of the original townsite of Shelbyville, Texas, and also being the same tract of land conveyed by F. H. Haley, et ux, to Reeves Haley by deed recorded in Volume 188, Page 544, of the Deed Records of Shelby County, Texas, and being further described as follows:

BEGINNING at a 1/2" iron rod set for the corner in the east margin of Pine Street, being the northwest corner of a tract of land conveyed by Gerald Dickinson, Sr., et ux, to Gerald Dickinson, Jr., by deed recorded in Volume 610, Page 194, said Records;

THENCE North 09 degrees 09 minutes 22 seconds West along the said street margin a distance of 213.33 ft. to 1/2" iron rod set for the corner from which a 1/2" iron rod found bears S 09degrees 09 minutes E 26.45 ft., and the southwest corner of BLOCK 67 bears S 09 degrees 09 minutes E 83.33 ft.;

THENCE North 89 degrees 51 minutes 26 seconds East through BLOCK 67 and BLCOK 68 a distance of 530.00 ft. to a 1/2" iron rod set for corner in the west margin of Ann Street (abandoned)

THENCE South 09 degrees 09 minutes 22 seconds East with the west margin of Ann Street a distance of 240.33 ft. to a 1/2" iron rod set for corner;

THENCE South 83 degrees 46 minutes 27" seconds West, at 176.55 ft. pass a 1/2" iron rod found for the northeast corner of the above reference Gerald Dickinson, Jr., tract, in all a distance of 530.68 ft. to the POINT OF BEGINNING.