

111-0013FE

C&S No. 44-15-3116 / FHA / Yes
JPMorgan Chase Bank, National Association

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

JENNIFER L. FOUNTAIN
COUNTY CLERK
BY *J Parker* DEPUTY

Date of Security Instrument: July 03, 2008

Grantor(s): Kenny Alford and Keisha Alford, husband and wife

Original Trustee: Malcolm D. Gibson

Original Mortgagee: Secure Mortgage Company

Recording Information: Clerk's File No. 2008006895, in the Official Public Records of **SHELBY County**, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 04/05/2016 **Earliest Time Sale Will Begin:** 1:00 PM

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgageor, the Mortgagee or the Mortgagee's attorney.

Legal Description:

FIELD NOTE FOR .67 ACRES OUT OF THE ROBERT WAYNE BATTS ET UX CALLED 4.664 ACRE TRACT IN THE JOHN SMITH SURVEY A-637 SHELBY COUNTY TEXAS DESCRIBED IN DEED RECORDED IN VOLUME 552 PAGE 648 SHELBY COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the **SHELBY** County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200

Sheryl LaMont 3-14-16
Sheryl LaMont as Substitute Trustee, Robert LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Kelley Burns as Successor Substitute Trustee, Aurora Campos as Successor Substitute Trustee, Matthew Wolfson as Successor Substitute Trustee, Daniel Willsie as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Tanya Graham as Successor Substitute Trustee, Chris Demarest as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee



4566776



EXHIBIT "A"

FIELD NOTES FOR .67 ACRES OUT OF THE ROBERT WAYNE BATTIS ET UX
CALLED 4.664 ACRE TRACT IN THE JOHN SMITH SURVEY A-637 SHELBY
COUNTY TEXAS DESCRIBED IN DEED RECORDED IN VOLUME 552 PAGE
648 SHELBY COUNTY DEED RECORDS

BEGINNING at a crosstie we found at an angle in the recognized and occupied NBL of
the Robert Wayne Batts called 4.664 acre tract in the John Smith Survey A-637 Shelby
County Texas described in deed recorded in volume 552 page 648 Shelby County Deed
Records, said crosstie being also the recognized and occupied SEC of the Batts called
7.84 acres described in deed recorded in volume 955 page 370 Shelby County Deed
Records and further being the recognized and occupied SWC of the residual part of the
John Mark Batts tract described in deed recorded in volume 829 page 393 Shelby County
Deed Records;

THENCE N 86 deg 25 min 16 sec E along the recognized and occupied NBL of the
aforementioned Batts 4.664 acre tract and the recognized and occupied SBL of the
residual part of the aforementioned John Mark Batts tract a distance of 281.10 feet to a
1/2" steel rod we set on the west R.O.W. of Texas Highway 7 at the recognized and
occupied NEC of the said Batts tract and the recognized and occupied SEC of the said
John Mark Batts tract;

THENCE S 18 deg 38 min 10 sec W along the west R.O.W. of Texas Highway 7 at 99.4
feet passing a concrete R.O.W. monument and continuing to a total distance of 137.94
feet to a point on said R.O.W. as the SEC of this tract and from said point a crosstie we
found and used as reference bears N 88 deg 22 min 00 sec W a distance of 22.46 feet;

THENCE N 88 deg 22 min 00 sec W into the aforementioned Batts tract at 22.46 feet
passing a crosstie we found and used a reference and continuing along a fence to a total
distance of 211.34 feet to a crosstie and fence corner we found and used a the SWC of
this tract;

THENCE N 13 deg 14 min 43 sec W along a fence we found and used as the WBL of
this tract a distance of 110.064 feet to the place of beginning and containing .67 acres of
land more or less.

KA
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FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Allison Harbison

2008006895

July 09, 2008 02:57:16 PM

FEE: \$52.00

Allison Harbison, County Clerk

Shelby County, Texas