

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/17/2008

Grantor(s)/Mortgagor(s):
JOE GIBSON AND MARY GIBSON, HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. MERS IS A SEPARATE CORPORATION THAT IS ACTING SOLELY AS A NOMINEE FOR ALACRITY LENDING COMPANY

Current Beneficiary/Mortgagee:
Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

Recorded in:
Volume: 2914
Page: 398
Instrument No: 016794

Property County:
HENDERSON

Mortgage Servicer:
Bayview Loan Servicing LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
4425 Ponce de Leon Blvd, Coral Gables, FL 33146

FILED FOR RECORD
2017 SEP 21 AM 11:42
COUNTY CLERK
HENDERSON COUNTY TEXAS

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 12 IN BLOCK 10 OF LOLLIPOP LANDING, UNIT NO. 2, AN ADDITION IN HENDERSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 7, PG. 59 AND CABINET C, SLIDE 121, PLAT RECORDS, HENDERSON COUNTY, TEXAS.

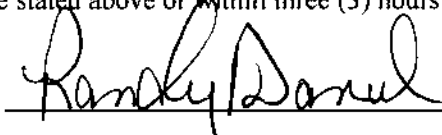
Date of Sale: 12/5/2017

Earliest Time Sale Will Begin: 10:00AM

Place of Sale of Property: THE SOUTH ENTRANCE PORCH OF THE HENDERSON COUNTY COURTHOUSE 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): 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.



Randy Daniel, Cindy Daniel, Jim O Bryant
or Cole D. Patton
or Deanna Segovia
MCCARTHY & HOLTHUS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-13-19721-FC
Loan Type: FHA

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: December 05, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE OF THE HENDERSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

FILED FOR RECORD
2017 SEP 25 PM 8:00

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 25, 2008 and recorded in Document VOLUME 2888, PAGE 777, AS AFFECTED BY CLERK'S FILE NO. 2014-00003132 real property records of HENDERSON County, Texas, with JEWEL R WATKINS AND BRENDA K. WATKINS, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JEWEL R WATKINS AND BRENDA K. WATKINS, securing the payment of the indebtednesses in the original principal amount of \$81,881.00, 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, N.A. 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

Order Signed by [Signature]

RANDY DANIEL, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE OR RONNIE HUBBARD

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

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HENDERSON COUNTY, TEXAS ON THE THOMAS CARO LEAGUE, A-133 AND BEING A PART OF THE 656.55 ACRE TRACT CONVEYED TO ARTHUR E. COLLINS BY THE REPUBLIC NATIONAL BANK OF DALLAS, TRUSTEE OF THE CARRIE PRINCE TRUST BY DEED RECORDED IN VOLUME 626, PAGE 871 OF THE HENDERSON COUNTY DEED RECORDS. SAID LOT, TRACT, OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET IN THE EAST LINE OF THE 656.55 ACRE TRACT, AND BEING SOUTH 0 DEGREES 12 MINUTES 08 SECONDS EAST, AT 1251.60 FEET PASS A 1/2" IRON ROD FOUND AND IN ALL 1798.91 FEET FROM THE MOST EASTERLY NORTHEAST CORNER OF THE 656.55 ACRE TRACT;

THENCE SOUTH 0 DEGREES 12 MINUTES 08 SECONDS EAST 393.73 FEET TO A 1/2" IRON ROD FOUND IN THE EAST LINE OF THE 656.55 ACRE TRACT AT THE NORTHEAST CORNER OF THE MICHELLE D. TUCKER 2.09 ACRE TRACT RECORDED IN VOLUME 1966, PAGE 146; WITNESS: FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER OF LOT 5, DANIELS POINT, AS SHOWN IN CABINET D, SLIDE 357, SOUTH 0 DEGREES 12 MINUTES 08 SECONDS EAST 1243.20 FEET;

THENCE SOUTH 89 DEGREES 38 MINUTES 03 SECONDS WEST, ALONG LINE OF DIRECTIONAL CONTROL, 168.57 FEET TO A 1/2" IRON ROD FOUND IN THE EAST MARGIN OF WYATT EARP DRIVE AT THE NORTHWEST CORNER OF THE 2.09 ACRE TRACT;

THENCE NORTH 0 DEGREES 33 MINUTES 36 SECONDS EAST 393.78 FEET, TO A 1/2" IRON ROD SET IN THE EAST MARGIN OF WYATT EARP DRIVE;

THENCE NORTH 89 DEGREES 38 MINUTES 03 SECONDS EAST 163.33 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.50 ACRES OF LAND, MORE OR LESS.

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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: December 05, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE OF THE HENDERSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

FILED FOR RECORD
2017 SEP 25 AM 8:00
HENDERSON COUNTY CLERK
ATHENS, TEXAS

2. Terms of Sale. Cash.

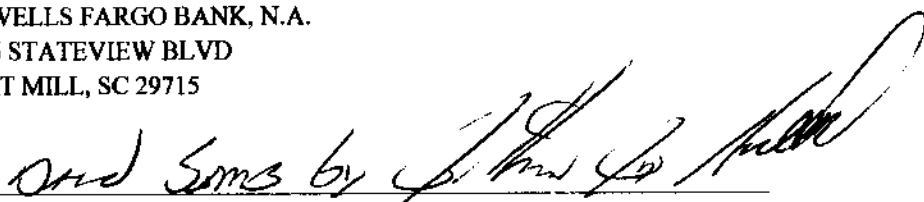
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 24, 2002 and recorded in Document VOLUME 2183, PAGE 815; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 2016-00018442 real property records of HENDERSON County, Texas, with THOMAS L. RAINS AND LINDA R. RAINS, grantor(s) and ALETHES MTG. LENDER DBA AMERINET MORTGAGE SEVICES, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by THOMAS L. RAINS AND LINDA R. RAINS, securing the payment of the indebtednesses in the original principal amount of \$91,603.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, SHAWN SCHILLER, RANDY DANIEL, JIM O'BRYANT, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, OR DAVID SIMS

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

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

Declarants Name: _____
Date: _____

EXHIBIT "A"

BEING A 1 ACRE TRACT OF LAND LOCATED IN THE J.B. HENERY SURVEY, ABSTRACT NUMBER 332, HENDERSON COUNTY, TEXAS, AND ALSO BEING A PART OF A 7.37 ACRE TRACT OF LAND CONVEYED IN DEED TO THOMAS L. AND LINDA R. RAINS IN VOLUME 1841, PAGE 57 OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS, SAID 1 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON ROD LOCATED AT THE SOUTHEAST CORNER OF SAID 7.37 ACRE, SAID IRON ROD ALSO LOCATED IN THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 3715.

THENCE S 90° 00' 00" W ALONG THE SOUTH LINE OF THE SAID 7.37 ACRE TRACT, SAID LINE ALSO BEING IN THE NORTH LINE OF A TRACT OF LAND CONVEYED IN THE SAME DEED AND OWNERS AS THE SAID 7.37 ACRE TRACT FOR 139.77 FEET TO A SET CAPPED 1/2" IRON ROD FOR THE POINT OF BEGINNING;

THENCE CONTINUING S 90° 00' 00" W ALONG SAID SOUTH LINE, A DISTANCE OF 263.72 FEET

THENCE N 0° 00' 00" W LEAVING SAID SOUTH LINE FOR 167.41 FEET TO A SET CAPPED 1/2" IRON ROD LOCATED IN THE SOUTH LINE OF A TRACT RECORDED IN VOLUME 1399, PAGE 350 OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS.

THENCE S 89° 01' 46" E, ALONG THE SAID SOUTH LINE FOR 263.76 FEET TO A SET CAPPED 1/2" IRON ROD FOR CORNER;

THENCE S 0° 00' 00" E, FOR 162.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 1 ACRE (43580 SQUARE FEET), OF LAND.

207 ACCESS & UTILITY EASEMENT

BEING A 20' STRIP OF LAND FOR THE PROPOSE ACCESS TO AND FROM THE AFORE MENTIONED 1 ACRE TRACT OF LAND LOCATED IN THE J.B. HENERY SURVEY, ABSTRACT NUMBER 332, HENDERSON COUNTY, TEXAS, AND ALSO BEING A PART OF A 7.37 ACRE TRACT OF LAND CONVEYED IN DEED TO THOMAS L. AND LINDA R. RAINS IN VOLUME 1841, PAGE 57 OF THE DEED RECORDS OF HENDERSON COUNTY, TEXAS, SAID 1 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A FOUND 1/2" IRON ROD LOCATED AT THE SOUTHEAST CORNER OF THE SAID 7.37 ACRE, SAID IRON ROD ALSO LOCATED IN THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 3715;

THENCE S 90° 00' 00" W ALONG THE SOUTH LINE OF THE SAID 7.37 ACRE TRACT, SAID LINE ALSO BEING IN THE NORTH LINE OF A TRACT OF LAND CONVEYED IN THE SAME DEED AND OWNERS AS THE SAID 7.37 ACRES TRACT FOR 139.77 FEET TO A SET CAPPED 1/2" IRON ROD;

THENCE N 0° 00' 00" W LEAVING SAID SOUTH LINE FOR 20.00 FEET TO A POINT FOR CORNER;

THENCE S 90° 00' 00" E, ALONG THE SAID SOUTH LINE 139.77 FEET TO A POINT CORNER LOCATED ON THE EAST LINE OF THE SAID 7.37 ACRE TRACT;

THENCE S 0° 00' 00" E, FOR 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2795 SQUARE FEET OF LAND MORE OR LESS.