

C&S No. 44-16-1081 / Conventional / No
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 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

FILED
COLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2010 FEB 12 P 12:53
HILL

Date of Security Instrument: November 15, 2010

Grantor(s): Fred Atwell, an unmarried man

Original Trustee: Michael H. Patterson

Original Mortgagee: Affiliated Bank

Recording Information: Vol. 1659, Page 229, or Clerk's File No. 00039776, in the Official Public Records of Hill 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: 03/06/2018 **Earliest Time Sale Will Begin:** 12:00 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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

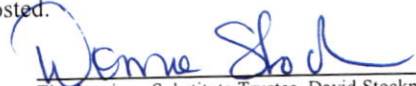
Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE I.D. HOUSTON SURVEY, ABSTRACT NO. 392, HILL COUNTY, TEXAS, BEING A PART OF LOT SIXTEEN OF THE ORIGINAL STEINER DONATION TO THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN THE DEED FROM LEE ROY SANDERS AND WIFE, TO KATHRYN A. WALKER AND MARCIA R. KING (HEREINAFTER REFERRED TO AS WALKER TRACT), EXECUTED JULY 26, 1983, RECORDED IN VOLUME 634, PAGE 511, DEED RECORDS OF HILL COUNTY, TEXAS, 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 HILL 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.
400 N. Sam Houston Pkwy E, Suite
900A
Houston, TX 77060
(281) 925-5200



Tim Lewis as Substitute Trustee, David Stockman as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Juanita Cox as Successor Substitute Trustee, Stephen Rawlings as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Jimmy Brewer as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



4647054

EXHIBIT A

All that certain lot, tract or parcel of land lying and situated in the I. D. Houston Survey, Abstract No. 392, Hill County, Texas, being a part of Lot Sixteen of the Original Steiner Donation to the City of Hillsboro, Hill County, Texas, and being the same tract of land described in the deed from Lee Roy Sanders and wife to Kathryn A. Walker and Marcia R. King (hereinafter referred to as Walker tract), executed July 26, 1983, recorded in Volume 634, Page 511, Deed Records of Hill County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found (control monument) at a corner, being the northeast corner of said Walker tract, the southeast corner of that certain tract of land described in the Quitclaim Deed from Frank W. Simmons and wife, Lillie F. Simmons to Trustees for the General Public of Hillsboro, Hill County, Texas, executed August 22, 1922, recorded in Volume 206, Page 486 of the Deed Records of Hill County, Texas, the northwest corner of that certain tract of land described as 1.04 acres in the deed from David Craig Wilcox to Peggy Yvonne Wilcox, dated October 2003, recorded in Volume 1249, Page 463, Official Public Records of Hill County, Texas, and being the northeast corner of the herein described tract, said corner bears WEST 79.87 feet from a 1/2 inch iron rod found for the northeast corner of said 1.04 acre tract;

THENCE South 00 degrees 59 minutes 23 seconds West along the common line of said Walker tract and said 1.04 acre tract, 149.30 feet to a 1/2 inch iron rod found for a corner, being the southeast corner of said Walker tract, the northeast corner of that certain tract of land described in the deed from William R. Hodgson and wife, Evelyn Hodgson and Freddie S. Robinson to Henry O. Waller and wife, Jimmie Frank Waller, executed February 20, 1957, recorded in Volume 408, Page 240 of the Deed Records of Hill County, Texas;

THENCE WEST along the south line of said Walker tract, 184.40 feet to a 5/8 inch iron rod found at a corner lying in the east right-of-way line of North Pleasant Street, being the southwest corner of said Walker tract, said corner bears 0.3 feet North and 2.1 feet East of a 3/8 inch iron rod found at the northwest corner of said Waller tract, said 5/8 inch iron rod found also bears North 00 degrees 03 minutes 06 seconds East 199.09 feet from a 1/2 inch steel pipe found;

THENCE North 00 degrees 03 minutes 06 seconds East along said east right-of-way line of said Street, 149.28 feet to a 2 inch steel fence post found at a corner, being the northwest corner of said Walker tract;

THENCE EAST along the north line of said Walker tract, 185.85 feet to the point of beginning and containing 0.64 acre of land.