

406 WEST 8TH STREET  
BRADY, TX 76825

00000007180896

**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:** January 02, 2018

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

**Place:** THE SOUTH SIDE OF THE MCCULLOCH COUNTY COURTHOUSE ON COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**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 08, 2010 and recorded in Document VOLUME 394, PAGE 744 AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 420 PAGE 989 real property records of MCCULLOCH County, Texas, with LETICIA SOTO AND JOSHUA MATTHEW SOTO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LETICIA SOTO AND JOSHUA MATTHEW SOTO, securing the payment of the indebtednesses in the original principal amount of \$93,330.00, 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

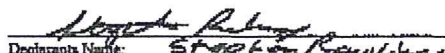
  
LINDA REPPERT, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, HOWARD WHITNEY, FREDERICK BRITTON, JACK BURNS, PATRICK ZWIERS OR STACEY BENNETT  
Substitute Trustee

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 3433/

My name is Stephen Rawlings and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 12-11-17 I filed at the office of the MCCULLOCH County Clerk and caused to be posted at the MCCULLOCH County courthouse this notice of sale.

Certificate of Posting

  
Declarant's Name: Stephen Rawlings  
Date: 12-11-17

POSTED

DEC 11 2017

TINA A. SMITH  
MCCULLOCH COUNTY CLERK



NO80000007180896

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MCCULLOCH

**EXHIBIT "A"**

BEING THE SOUTH 150.00 FEET OF THE WEST ONE-HALF (W/2) OF BLOCK NO. 156, LUHR ADDITION TO THE CITY OF BRADY, MCCULLOCH COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT OF SAID ADDITION NOW IN GENERAL USE AND OF RECORD IN VOLUME 27, PAGE 323, DEED RECORDS, MCCULLOCH COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER OF THIS TRACT AND SAID BLOCK NO. 156 AND ALSO BEING THE INTERSECTION OF THE NORTH LINE OF WEST EIGHTH STREET AND THE EAST LINE OF SOUTH PINE STREET;

THENCE WITH THE WEST LINE OF THIS TRACT AND SAID BLOCK NO. 156 AND THE EAST LINE OF SAID SOUTH PINE STREET, NORTH 150.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE WITH THE NORTH LINE OF THIS TRACT, EAST 100.00 FEET TO THE NORTHEAST CORNER OF THIS TRACT;

THENCE WITH THE EAST LINE OF THIS TRACT, SOUTH 150.00 FEET TO A 1/2" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND FROM WHICH A 1/2" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID BLOCK NO. 156 BEARS EAST 100.00 FEET;

THENCE WITH THE SOUTH LINE OF THIS TRACT AND SAID BLOCK NO. 156 AND THE NORTH LINE OF SAID WEST EIGHTH STREET, WEST 100.00 FEET TO THE PLACE OF BEGINNING.

FOOTED

DEC 11 2017

TINA A. SMITH  
MCCULLOCH COUNTY CLERK



NOS0000007180896

ShowBarcode = YES  
Posting Date = 12/11/2017  
County = MCCULLOCH / 00160

POSTED

DEC 11 2017

TINA A. SMITH  
MCCULLOCH COUNTY CLERK