

Current Borrower: MICHAEL FLORES, A MARRIED MAN, AND GLORIA ANN FLORES, HIS WIFE, AS
 COMMUNITY PROPERTY
 MH File Number: TX-15-26394-FC
 VA/FHA/PMI Number:
 Loan Type: Conventional Residential
 Property Address: 122 LAKEVIEW DR, BRADY, TX 76825

POSTED

JUN 16 2016

NOTICE OF SUBSTITUTE TRUSTEE SALE

TINA A. SMITH
MCCULLOCH COUNTY CLERK

Deed of Trust Date:
12/29/2011

Grantor(s)/Mortgagor(s):
 MICHAEL FLORES, A MARRIED MAN, AND
 GLORIA ANN FLORES, HIS WIFE, AS
 COMMUNITY PROPERTY

Original Beneficiary/Mortgagee:
 MORTGAGE ELECTRONIC REGISTRATION
 SYSTEMS, INC. ("MERS") SOLELY AS A
 NOMINEE FOR GUILD MORTGAGE
 COMPANY, A CALIFORNIA CORPORATION,
 ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
 JPMorgan Chase Bank, National Association

Recorded in:
 Volume: 407
 Page: 286
 Instrument No: 39064

Property County:
 MCCULLOCH

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

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

Legal Description: ALL OF LOTS 12 AND 13, BLOCK NO. 3, LAKEVIEW ADDITION TO THE CITY OF BRADY, MCCULLOCH COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 27, PAGE 380, DEED RECORDS OF MCCULLOCH COUNTY, TEXAS AND SAID LOTS NOS. 12 AND 13 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON THE HERETO ATTACHED EXHIBIT "A" MADE A PART THEREOF FOR ALL PURPOSES.

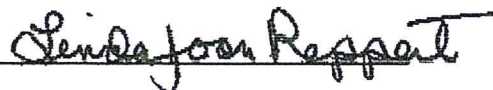
Date of Sale: 8/2/2016

Earliest Time Sale Will Begin: 10:00AM

Place of Sale of Property: THE COURTHOUSE STEPS AT THE FRONT DOOR, WHICH IS THE SOUTH DOOR OF THE MCCULLOCH COUNTY COURTHOUSE, BRADY, 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): 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.



Linda Joan Reppert or Howard Whitney
 or Cole D. Patton
 or Catherine Allen-Rea
 MCCARTHY HOLTHUS - TEXAS, LLP
 ATTN: SALES
 1255 West 15th Street, Suite 1060
 Plano, TX 75075

TX-15-26394-FC

EXHIBIT "A"

Being that certain land situate in McCulloch County, to-wit:

All of Lots 12 and 13, Block No.3, Lakeview Addition to the City of Brady, McCulloch County, Texas, according to the map or plat of record in Volume 27, Page 380, Deed Records of McCulloch County, Texas and said Lots Nos. 12 and 13 being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod with cap set for the North or Northeast corner of Lot No. 12 and being 82.75 feet South 30° 41' 42" East from a 3/8" iron rod and said beginning corner also being in the West or Southwest line of Lakeview Drive;

Thence with the East or Northeast line of Lots Nos. 12 and 13 and the West or Southwest line of Lakeview Drive, South 30° 41' 42" East at 60.00 feet pass a 3/8" iron rod found at the common corner of said Lots Nos. 12 and 13, in all a total distance of 120.00 feet to a ½" iron rod with cap set for the East or Southeast corner of Lot No. 13;

Thence with the South or Southeast line of Lot No. 13, South 53° 57' 34" West 109.41 feet to a fence corner post found for the South or Southwest corner of Lot No. 13;

Thence with the West or Southwest line of Lots Nos. 13 and 12, North 28° 36' 56" West at 60.00 feet pass the common corner of Lots Nos. 13 and 12, in all a total distance of 130.00 feet to a 3/8" iron rod found for the West or Northwest corner of Lot No. 12;

Thence with the North or Northwest line of Lot No. 12, North 59° 09' 07" East 104.22 feet to the place of beginning.

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