

C&S No. 44-15-0420 / 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 & Stawiariski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: April 11, 2008

Grantor(s): Mark L. Foster, a single person

Original Trustee: Scott R. Valby, LLP.

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for Allied Home Mortgage Capital Corporation, its successors and assigns

Recording Information: Vol. 377, Page 658, or Clerk's File No. 032512; re-recorded in Clerk's File No. 032916; Vol. 379; Page 534, in the Official Public Records of MCCULLOCH County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, 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: 06/02/2015 Earliest Time Sale Will Begin: 10:00 AM

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:

BEING ALL OF LOT NO.6 AND THE NORTH 1/2 OF LOT NO. 5, BLOCK NO. 4, LAKEVIEW SUBDIVISION, CITY OF BRADY, MCCULLOCH COUNTY, TEXAS AS PER PLAT RECORDED IN VOLUME 27, PAGE 380, DEED RECORDS OF MCCULLOCH COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSE.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the MCCULLOCH 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 & Stawiariski, P.C.
 650 N. Sam Houston Parkway East
 Suite 450
 Houston, TX 77060
 (281) 925-5200


 Linda Reppert as Substitute Trustee, Howard Whitney as Successor Substitute Trustee, or Mary M. Spedel as
 Successor Substitute Trustee
 c/o Servicelink Default Abstract Solutions
 7301 N. State Hwy 161, Ste 305.
 Irving, TX 75039

FILED

MAY 11 2015

Tina A. Smith
 McCulloch County Clerk



4524188

EXHIBIT A

Being all of Lot No. 6 and the North $\frac{1}{4}$ of Lot No. 5, Block No. 4, Lakeview Subdivision, City of Brady, McCulloch County, Texas as per plat recorded in Volume 27, Page 380, Deed Records of McCulloch County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a $\frac{3}{8}$ " iron rod found for the North corner of this tract and said Lot No. 6 and being in the Southwest line of Lakeview Drive;

Thence with the Northeast line of this tract and said Lots Nos. 6 and 5 and the Southwest line of said Lakeview Drive, South $46^{\circ} 00' 00''$ East at 60.00 feet pass the common corner of said Lots Nos. 6 and 5, in all a total distance of 90.04 feet to a $\frac{3}{8}$ " iron rod found for the East corner of this tract;

Thence with the Southeast line of this tract and across said Lot No. 5, South $56^{\circ} 15' 20''$ West 129.50 feet to a $\frac{1}{4}$ " iron rod with cap set for the South corner of this tract;

Thence with the Southwest line of this tract and said Lots Nos. 5 and 6, North $45^{\circ} 26' 33''$ West (Call North $45^{\circ} 02'$ West) at 30.00 feet pass the common corner of said Lots Nos. 5 and 6, in all a total distance of 95.00 feet to a $\frac{3}{8}$ " iron rod found for the West corner of this tract and said Lot No. 6;

Thence with the Northwest line of this tract and said Lot No. 6, North $58^{\circ} 28' 46''$ East 129.76 feet to the place of beginning.

FILED

MAY 11 2015

Tina A. Smith
McCulloch County Clerk