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C&S No. 44-14-3263 / FHA / 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:** October 02, 1987

**Grantor(s):** Terry Mciver and wife, Phyllis Mciver

**Original Trustee:** Phillip Gilliam

**Original Mortgagee:** Citizens National Bank

**Recording Information:** Vol. 781, Page 759, in the Official Public Records of LIMESTONE 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:** 01/06/2015 **Earliest Time Sale Will Begin:** 11:00 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.

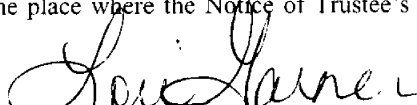
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description:

**BEING 0.71 OF AN ACRE OF LAND IN THE SOUTHEAST PORTION OF THE CITY OF KOSSE, LIMESTONE COUNTY, TEXAS, OUT OF THE R. FLIPPEN SURVEY, AND A PART OF A 25 ACRES TRACT DESCRIBED IN DEED OF RECORD IN VOL. U, PAGE 528 OF THE DEED RECORDS OF LIMESTONE 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 LIMESTONE 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.



Lori Garner, Patricia Cienshaw, Sharon St. Pierre, Robert LaMont,  
Mary M. Speidel  
c/o Servicelink Default Abstract Solutions  
7301 N. State Hwy 161. Ste 305.  
Irving, TX 75039

### For Information:

Codilis & Stawiariski, P.C.  
650 N. Sam Houston Parkway East, Suite 450  
Houston, TX 77060 / (281) 925-5200



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## EXHIBIT A

BEING 0.71 of an acre of land in the Southeast portion of the City of Kosse, Limestone County, Texas, out of the R. Flippen Survey, and a part of a 25 acres tract described in deed of record in Vol. U, Page 528 of the Deed Records of Limestone County, Texas, and described as follows, to-wit: BEGINNING at an iron rod found at fence corner for the Southwest corner of a 24 acre tract conveyed to Dale Funderburk as described in Vol. 596, page 570, Deed Records of Limestone County, Texas, being a point in the West line of the George Gentry Survey;  
 THENCE S. 60° W. 441.7 feet along an old wire fence to corner in the Northeast line of Quincey Street;  
 THENCE N. 30° W. 78 feet along the N. E. line of Quincey Street to an iron pin at hackberry tree for the S. W. corner of the H. Smith tract;  
 THENCE N. 62° 05' E. 442 feet along a wire fence line to a large corner post for the N. E. corner of this, a point in the West line of the Funderburk 24 acre tract;  
 THENCE S. 30° E. 62 feet to the place of beginning,  
 Containing 0.71 of an acre of land.

Filed for Record in:  
 Limestone County

On: Dec 15, 2014 at 03:17P

By: Olga Guzman

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

Dec 15, 2014

Peggy Beck, County Clerk  
 Limestone County