

NOTICE OF SUBSTITUTE TRUSTEE SALECopy of Original
Filed 10/17/19
Not Compared
or Verified**Deed of Trust Date:**
2/9/2009**Grantor(s)/Mortgagor(s):**
ALLEN WADDLE AND PAMELA COLE
HUSBAND AND WIFE**Original Beneficiary/Mortgagee:**
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR EVERETT FINANCIAL, INC. DBA SUPREME
LENDING, ITS SUCCESSORS AND ASSIGNS**Current Beneficiary/Mortgagee:**
JPMorgan Chase Bank, National Association**Recorded in:**
Volume: 1305
Page: 81
Instrument No: 00090794**Property County:**
LIMESTONE**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:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**Date of Sale:** 12/3/2019**Earliest Time Sale Will Begin:** 11am**Place of Sale of Property:** THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET 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.

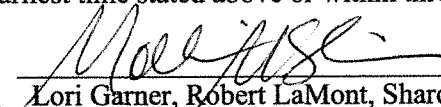
Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National or the National Guard of another
state or as a 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.
Lori Garner, Robert LaMont, Sharon St. Pierre,
Sheryl LaMont, David Sims, Allan Johnston, Ronnie
Hubbard, Mollie McCoslin
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075**MH File Number:** TX-19-74639-POS
Loan Type: Farm Loan

EXHIBIT "A"

Being all of Lot 1 and part of Lot 24, Block 6, Crestline Heights Addition, Unit 2, City of Mexia, Limestone County, Texas, according to the official plat of record in Vol. 2, Pg. 10, re-indexed as Plat 509-510, Plat Records of Limestone County, Texas, and being the same lots described in the deed dated July 15, 1996 from Edsel M. Henderson et ux to Edsel Henderson or Dorothy Henderson, Trustees for the E.M. and D.M. Henderson Living Trust, recorded in Vol. 952, Pg. 39, Deed Records of Limestone County, Texas (L.C.D.R), said lots being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod in the Northeast line of Bluebonnet Drive at the South end of a radius corner of Lot 1;

THENCE in a Northerly direction 47.12 ft. along the arc of a curve to the right having a radius of 30.00 ft., a central angle of 90.00', and a long chord bearing N. 00° 27' E. 42.42 ft. to a found ½" iron rod in the Southeast line of Contour Drive at the North end of said radius corner of Lot 1;

THENCE N. 45° 22' E. 58.0 ft. with the Southeast line of Contour Drive and with the Northwest line of Lot 1 to a point of curvature, and continuing in a Northeasterly direction 27.0 ft. along the arc of a curve having a radius of 1910.0 ft., a central angle of 0° 48' 36", and a long chord bearing N. 44° 57' 42" E. 27.0 ft. to a found ½" iron rod for the West corner of Lot 2 and the North corner of Lot 1;

THENCE S. 44° 38' E. with the Southwest line of Lot 2 and the Northeast line of Lot 1, at 37.5 ft. a 6 ft. wood privacy fence, in all, 85.00 ft. to a set ½" iron rod for the East corner of Lot 1 and the North corner of Lot 24, same being an angle corner in the Southwest line of Lot 2;

THENCE S. 74° 22' 42" E. 40.31 ft. with the Northeast line of Lot 24 to a found ½" iron rod for most Easterly corner of Lot 24 and this tract, same being the South corner of Lot 2 and the West corner of Lot 22;

THENCE S. 45° 22' W. 135.00 ft. with the Southeast line of the tract and the Northwest line of the Southeast one-half (1/2) of Lot 24 to a found ½" iron rod in the Southwest line of Lot 24 and the Northeast line of Bluebonnet Drive for South corner of this tract;

THENCE N. 44° 38' W. with the Southwest line of Block 6 and the Northeast line of Bluebonnet Drive, a 35.0 ft. the West corner of Lot 24 and the South corner of Lot 1, in all, 90.0 ft. to the point of Beginning.

00001433

Filed for Record in:
Limestone County

On: Oct 17, 2019 at 12:29P

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.

Oct 17, 2019

Kerrie Cobb, County Clerk
Limestone County