

Current Borrower: JAMIE COFFEY JOINED HEREIN PRO FORMA BY HER HUSBAND JASON COFFEY
MHA File Number: TX-14-22435-FC
VA/FHA/PMI Number:
Loan Type: Farm Loan
Property Address: 718 W FANNIN ST, MEXIA, TX 76667

Copy of Original
Filed 9/10/14
Not Compared
or Verified

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/12/2009

Grantor(s)/Mortgagor(s):
JAMIE COFFEY JOINED HEREIN PRO FORMA
BY HER HUSBAND JASON COFFEY

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. MERS IS A SEPARATE
CORPORATION THAT IS ACTING SOLELY AS
A NOMINEE FOR PRIMELENDING, A
PLAINSCAPITAL COMPANY, ITS
SUCCESSORS AND ASSIGNS,

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: 1302
Page: 349
Instrument No: 00090233

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

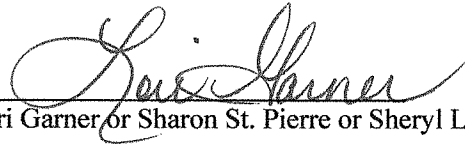
Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Date of Sale: 9/2/2014

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale of Property: THE FRONT DOOR OF THE COURTHOUSE 200 WEST STATE STREET 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.



Lori Garner or Sharon St. Pierre or Sheryl LaMont

or Robert LaMont

or Cole D. Patton
or Karl Terwilliger
McCarthy, Holthus & Ackerman, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075



TX-14-22435-FC

FIRST TRACT:

Description of: 0.472 acres, City of Mexia, Pedro Varela Survey, A-30, Limestone County, Texas.

Owner: John H. Fisher et ux

BEING an 0.472 acre tract of land situated in the City of Mexia, Pedro Varela Survey, A-30, Limestone County, Texas, a part of that tract described as one acre in the deed dated February 18, 2002 from Billy Dean Kitchens et ux to John H. Fisher et ux recorded in Vol. 1078, Pg. 77, Deed Records, Limestone County, Texas, said 0.472 acre being more particularly described as follows:

BEGINNING at set 1/2" iron rod in the Northwest line of Fannin St. for Southwest corner of said one acre tract and Southeast corner of the David Chambers 1.492 acre tract of record in Vol. 877, Pg. 763, from which corner a 2" steel pipe fence corner post bears N.43°57'05"W. 3.39 ft.;

THENCE N.43°57'05"W. with the West line of said one acre tract and with a fence, at 3.39 ft. said 2" steel pipe fence post, in all, 211.25 ft. to a 2" steel pipe fence corner post in the South line of the Luis G. Chapa called 2.613 acres tract of record in Vol. 707, Pg. 153, for occupied Northwest corner of said one acre tract, same being the Northeast corner of said Chambers' tract;

THENCE N.44°01'32"E. 92.00 ft. with a fence for the North line of said one acre tract as held on the ground, and the South line of said Chapa tract to a set 1/2" iron rod for Northeast corner of this tract, same being the Northwest corner of an 0.390 acre tract surveyed this date;

THENCE S.46°59'02"E. 210.35 ft. to a set 1/2" iron rod in the Northwest line of Fannin St. for occupied Southeast corner of this tract;

THENCE S.43°35'00"W. (basis of bearing from official plat of record) 103.17 ft. with the North line of Fannin St. to the point of BEGINNING, containing 0.472 acre.

00001033

SECOND TRACT:

Description of: 0.390 acres, City of Mexia, Pedro Varela Survey, A-30, Limestone County, Texas.
Owner: John H. Fisher et ux

BEING an 0.390 acre tract of land situated in the City of Mexia, Pedro Varela Survey, A-30, Limestone County, Texas, a part of that tract described as one acre in the deed dated February 18, 2002 from Billy Dean Kitchens et ux to John H. Fisher et ux recorded in Vol. 1078, Pg. 77, Deed Records, Limestone County, Texas, said 0.390 acre being more particularly described as follows:

BEGINNING at set 1/2" iron rod in the Northwest line of Fannin St. and in the Southeast line of said one acre tract for Southwest corner of this tract, from which corner the Southwest corner of said one acre tract and Southeast corner of the David Chambers 1.492 acres tract of record in Vol. 877, Pg. 763, bears S.43 35'00"W. 103.17 ft., same being the Southeast corner of an 0.472 acre tract surveyed this date;
THENCE N.46 59'02"W. 210.35 ft. to a set 1/2" iron rod in a fence for North line of said one acre tract and the South line of the Luis G. Chapn called. 2.613 acres tract of record in Vol. 707, Pg. 153, for Northwest corner of this tract and for Northeast corner of said 0.472 acre tract;
THENCE N.44 01'32"E. 83.81 ft. with said North line as held on the ground to a set 1/2" iron rod for Northeast corner of this tract and Northwest corner of an 0.389 acre tract surveyed this date;
THENCE S.45 26'14"W. 209.73 ft. to a set 1/2" iron rod in the Northwest line of Fannin St. and the Southeast corner of said Fisher tract as held on the ground, for Southeast corner of this tract and Southwest corner of said 0.389 acre tract;
THENCE S.43 35'00"W. (basis of bearing from official plat of record) 78.14 ft. with the Northwest line of Fannins St. and the Southeast line of said one acre tract to the point of BEGINNING, containing 0.390 acre.

THIRD TRACT:

Description of: 0.389 acres, City of Mexia, Pedro Varela Survey, A-30, Limestone County, Texas.

Owner: John H. Fisher et ux

BEING an 0.389 acre tract of land situated in the City of Mexia, Pedro Varela Survey, A-30, Limestone County, Texas, a part of that tract described as one acre in the deed dated February 18, 2002 from Billy Dean Kitchens et ux to John H. Fisher et ux recorded in Vol. 1078, Pg. 677, Deed Records, Limestone County, Texas, said 0.389 acre being more particularly described by metes and bounds as follows:

BEGINNING at set 1/2" iron rod in the Northwest line of Fannin St. and in the Southeast line of said one acre tract for Southwest corner of this tract, from which corner the Southwest corner of said one acre tract and Southeast corner of the David Chambers 1.492 acres tract of record in Vol. 877, Pg. 763, bears S.43 35'00"W. 181.31 ft., same being the Southeast corner of an 0.390 acre tract surveyed this date;
 THENCE N.46 59'02"W. 209.73 ft. to a set 1/2" iron rod in a fence for North line of said one acre tract and the South line of the Luis G. Chapa called 2.613 acres tract of record in Vol. 707, Pg. 153, for Northwest corner of this tract and for Northeast corner of said 0.390 acre tract;
 THENCE N.44 01'32"E. 83.81 ft. with said North line as held on the ground to a set 1/2" iron rod for Northeast corner of this tract and the occupied Northeast corner of said Fisher tract, same being the Northwest corner of the Delbert Kyle called 2.44 acres tract of record in Vol. 922, Pg. 656,;
 THENCE S.43 52'46"W. 209.25 ft. to a set 1/2" iron rod in the Northwest line of Fannin St. and the Southeast corner of said Fisher tract as held on the ground for Southeast corner of this tract, and the Southwest corner of said Kyle tract;
 THENCE S.43 35'00"W. (basis of bearing from official plat of record) 78.14 ft. with the Northwest line of Fannin St. and the Southeast line of said one acre tract to the point of BEGINNING, containing 0.389 acre.

Limestone County

On: Aug 12, 2014 at 11:36A

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.

Aug 12, 2014

Peggy Beck, County Clerk
Limestone County