

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 & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: February 14, 2011

Grantor(s): Chuckie G. Lieurance

Original Trustee: Allan B. Polunsky

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Primelending, a Plainscapital Company, its successors and assigns

Recording Information: Vol. 1363, Page 186-203, or Clerk's File No. 00110705, 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: 10/07/2014 **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 A 1.17 ACRES TRACT OF LAND SITUATED IN THE PEDRO VARELA SURVEY, A-30, LIMESTONE COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 1.17 ACRES TRACT DESCRIBED IN THE DEED DATED NOVEMBER 17, 1998 FROM JACQUELINE E. BENAVIDES TO GARY E. BURKHART, JR., ET UX RECORDED IN VOL. 1000, PAGE 932, DEED RECORDS OF LIMESTONE COUNTY, TEXAS, (L.C.D.R.), SAID 1.17 ACRES AND 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 Crenshaw, 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 & Stawiarski, P.C.
650 N. Sam Houston Parkway East, Suite 450
Houston, TX 77060 / (281) 925-5200



"EXHIBIT A"

BEGINNING at a found ½" iron rod at the base of a 2" chain-link fence corner post in the North line of the residue of the Joe Allen called 144 acres tract of record in Vol. 416, Pg. 3, L.C.D.R., for the Southwest corner of this tract, same being the Southeast corner of the Manford Clark Lowery called 0.592 acres tract of record in Vol. 984, Page 605, L.C.D.R.;

THENCE N. 5° 30' E. (basis of bearing from Vol. 984, Pg. 605, L.C.D.R.) 199.88 ft. with a fence line and the West line of this tract, same being the East line of said Lowery tract, to a found ½" iron rod at the base of a 4" steel pipe fence corner post in the South margin of a county road LCR 466 for the Northwest corner of this tract, same being the Northeast corner of said Lowery tract, said corner bears N. 85° 20' E. 129.0 ft. with the South margin of said road from a found ½" iron rod for the Northwest corner of said Lowery tract;

THENCE S. 81° 52' 54" E. 257.22 ft. with the South margin of said road to a found ½" iron rod at the base of a 3" steel pipe fence corner post for the occupied Northeast corner of this tract, same being the Northwest corner of the Cathy Renee Samford called 129 ft. by 200 ft. tract of record in Vol. 927, Pg. 851, L.C.D.R.;

THENCE S. 5° 42' 12" W. 198.25 ft. with the East line of this tract and the West line of said Samford tract to a found ½" iron rod at the base of a 2" chain-link fence corner post in the North line of said Allen tract, for the occupied Southeast corner of this tract and the Southwest corner of said Samford tract;

THENCE N. 82° 14' 21" W. 256.44 ft. with a fence for the South line of this tract and the North line of said Allen tract, to the point of Beginning, containing 1.17 acres.

Filed for Record in:
Limestone County

On: Sep 15, 2014 at 02:38P

By: Janice Ledet

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.

Sep 15, 2014

Peggy Beck, County Clerk
Limestone County