

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: August 31, 2009

Grantor(s): Rabeca Garcia, a single woman

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. 1320, Page 612, or Clerk's File No. 00093839, in the Official Public Records of LIMESTONE County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, 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: 03/01/2016 **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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

Legal Description:

FIELDNOTES TO ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE CITY OF GROESBECK, LIMESTONE COUNTY, TEXAS, BEING 0.31 ACRE, MORE OR LESS, AND BEING THE SAME TRACT AS DESCRIBED IN A DEED DATED DECEMBER 11, 2008, FROM ELMER GIBSON, JR. TO REGINA KAY GRAVES, AND RECORDED IN VOLUME 1299, PAGE 634, AND FURTHER REFERENCED IN A DEED DATED DECEMBER 22, 1949, FROM ANNA B. RAWLS TO EDWIN EVANS, OF RECORD IN VOLUME 341, PAGE 271, DEED RECORDS, LIMESTONE COUNTY, TEXAS; 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.

For Information:

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

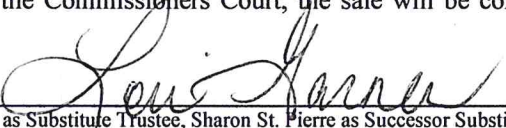

Lori Garner as Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305.
Irving, TX 75039

EXHIBIT A

Fieldnotes to all that certain lot, tract, or parcel of land situated in the City of Groesbeck, Limestone County, Texas, being 0.31 acre, more or less, and being the same tract as described in a deed dated December 11, 2008, from Elmer Gibson, Jr. to Regina Kay Graves, and recorded in Volume 1298, Page 634, and further referenced in a deed dated December 22, 1949, from Anna B. Rawls to Edwin Evans, of record in Volume 341, Page 271, Deed Records, Limestone County, Texas, to which references are hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a point in the northeasterly right of way of Yeagua Street (aka State Highway 164 - 80 foot right of way at this point - variable width right of way) for the southwest corner of the referenced tract and in the southeasterly line of a tract conveyed to Adan Feregino and Veronica Del Toro by deed of record in Volume 1231, Page 228. From said point a 5/8" iron rod found for the southeast corner of said Feregino tract bears S-18°07'09"W 0.57 feet, another 5/8" iron rod found for the southwest corner of said Feregino tract bears N58°50'01"W 49.95 feet, and the centerline of the railroad bears N58°34'27"W 1351.97 feet (the centerline of the railroad was used as the basis of bearings using a bearing of N31°25'33"E);

THENCE NORTH 31°39'25" EAST 114.33 feet (record distance is 115 feet), generally along an existing chainlink fence and with the common line of the referenced tract and said Feregino tract, to a 6/8" iron rod found for the northeasterly corner of said Feregino tract. Same being in the southeasterly line of an apparent 20 foot wide alley;

THENCE SOUTH 58°35'06" EAST 156.12 feet (record distance is 160 feet), with the apparent southeasterly line of said alley, to a 1/2" iron rod (capped R.P.L.S. 4957) set for this northeasterly corner in the northwesterly line of a called 5.50 acre tract conveyed to Pinfin Properties, LP by deed of record in Volume 1221, Page 192 (called to be part of the Jackson Addition of record in Volume 69, Page 298);

THENCE SOUTH 62°42'35" WEST 110.41 feet, along the common line of the referenced tract and said 5.50 acre tract, to a Texas Department of Transportation Type I concrete right of way monument found for the western corner of said 5.50 acre tract in the northeasterly right of way of State Highway 164 for a transitional point in said right of way (120 foot wide right of way at this point);

THENCE SOUTH 69°39'12" WEST 25.45 feet, with the southeasterly line of the referenced tract, to a capped 1/2" iron rod set for this southeastern corner. Same being in the northeasterly right of way of Yeagua Street (80' r.o.w. at this point);

THENCE NORTH 58°34'27" WEST 83.60 feet (record distance is 88 feet), along said northeasterly right of way, to the Point of Beginning and containing 0.31 acre, more or less, as shown on the accompanying survey plat of even date herewith.

Filed for Record in:
Limestone County

On: Feb 09, 2016 at 12:54P

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.

Feb 09, 2016

Peggy Beck, County Clerk
Limestone County