

**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

00001088

Copy of Original  
Filed 4/2/15  
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

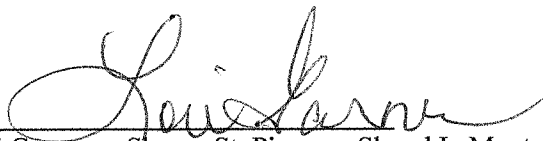
**Date of Sale:** 5/5/2015

**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.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
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.

  
Lori Garner or Sharon St. Pierre or Sheryl LaMont  
or Robert LaMont  
or Cole D. Patton  
or Catherine Allen-Rea  
McCarthy, Holthus & Ackerman, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075



4518058

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 3.59 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.

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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. 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 0.472 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 Fannin 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.

Filed for Record in  
Limestone County

On: Apr 02, 2015 at 11:18A

By: Delores Crabb

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.

Apr 02, 2015

Peggy Beck, County Clerk  
Limestone County