

NOTICE OF [SUBSTITUTE] 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.

1. **Date, Time, and Place of Sale.**

Date: May 02, 2017

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE EAST FOYER, JUST INSIDE WHAT IS NOW CALLED THE 1ST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 16, 2006 and recorded in Document CLERK'S FILE NO. 00042779, VOLUME 1814, PAGE 247, AS AFFECTED BY CLERK'S FILE NO. 126501-2015 real property records of LAMAR County, Texas, with JOSH B. BIVENS AND KRYSTAL D. BIVENS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR SOUTHERN TRUST MORTGAGE, LLC, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSH B. BIVENS AND KRYSTAL D. BIVENS, securing the payment of the indebtednesses in the original principal amount of \$65,482.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

Robert Lamont by Keni Miller
ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, OR FREDERICK BRITTON

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the LAMAR County Clerk and caused to be posted at the LAMAR County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED FOR RECORD
LAMAR COUNTY, TEXAS
17 FEB 27 AM 11:40
NOT FOR CLERK
COUNTY



NOS0000006273809

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN LAMAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL NECESSARY PURPOSES.

SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, LAMAR COUNTY, TEXAS, A PART OF THE JOSEPH LEACH SURVEY, ABSTRACT 524; ALSO BEING THE SAME LAND DESCRIBED IN AN AFFIDAVIT OF HEIRSHIP RECORDED IN VOLUME 959, PAGE 107, OF THE LAMAR COUNTY, REAL PROPERTY RECORDS; ALSO BEING A PART OF LOT 9, BLOCK E, OF PARIHAM PARK ADDITION NO. 1 AS SHOWN BY PLAT RECORDED IN ENVELOPE 102-D OF THE LAMAR COUNTY PLAT RECORDS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE SOUTH LINE OF MARGARET STREET AT THE NORTHWEST CORNER OF SAID LOT 9 AND AT THE NORTHEAST CORNER OF LOT 8, BLOCK E, OF SAID ADDITION;

THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 75.00 FEET TO AN IRON PIN SET AT THE INTERSECTION OF WEST LINE OF 32ND STREET AND THE SOUTH LINE OF SAID MARGARET STREET;

THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 119.14 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF THIS TRACT AND AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO WILLIAM E. JR. THOMAS AND WIFE DEBORAH K. THOMAS BY DEED RECORDED IN VOLUME 469, PAGE 01, OF THE LAMAR COUNTY REAL PROPERTY RECORDS;

THENCE WEST ALONG THE NORTH LINE OF SAID THOMAS TRACT AND THE SOUTH LINE OF SAID STRINGFELLOW TRACT A DISTANCE OF 75.00 FEET TO A CHAIN LINK FENCE POST FOR THE EASTERLY SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO VICTOR AND RITA ADAMS BY DEED RECORDED IN VOLUME 1713, PAGE 243, OF THE OFFICIAL PUBLIC RECORDS OF LAMAR COUNTY;

THENCE NORTH ALONG THE MOST EASTERLY LINE OF SAID ADAMS TRACT AND THE WEST LINE OF SAID STRINGFELLOW TRACT A DISTANCE OF 119.14 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.205 ACRE OF LAND. MORE OR LESS.

