

#3

C&S No. 44-14-1352 / FHA / Yes
JPMorgan Chase Bank, National Association

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

Date of Security Instrument: May 17, 2011

Grantor(s): Garner Clark, Jr. and wife, Robin Clark

Original Trustee: Ken L. Burgess, Jr.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee of FirstCapital Bank of Texas, N.A., its successors and assigns

Recording Information: Clerk's File No. 2011-2662, in the Official Public Records of GAINES 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: 04/05/2016 Earliest Time Sale Will Begin: 1:00 PM

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:

A 1.85 ACRE TRACT OF LAND LOCATED IN THE SE/4 OF SECTION 8, BLOCK A-7, PUBLIC SCHOOL LAND, GAINES COUNTY, TEXAS, WITH SAID 1.85 ACRE TRACT, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS 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 GAINES 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 & Stawiariski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200

Lanette Lynch as Substitute Trustee, Shelby Nail as Successor Substitute Trustee, Donna Trout as Successor Substitute Trustee, Clay Golden as Successor Substitute Trustee, Craig Mairhead as Successor Substitute Trustee, Doug Rodgers as Successor Substitute Trustee, Jason Spence as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Patricia Sanders as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Kelley Burns as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Jack Burns II as Successor Substitute Trustee, Bob Shell as Successor Substitute Trustee, Daniel Willsie as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Tanya Graham as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee



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FILED
3-14-16 - 9:15A.m
Vicki Phillips, County Clerk
Gaines County, Texas
Michelle Cain

EXHIBIT "A"
To
Deed of Trust
Instr. No. 2011-2662, Official Public Records of Gaines County, Texas

A 1.85 acre tract of land located in the SE/4 of Section 8, Block A-7, Public School Land, Gaines County, Texas, and being more particularly described as follows:

BEGINNING at a 80d nail set in Paved County Road 245-1 and in the West line of said SE/4 of Section 8, for the Southwest corner of this tract, from which a spindle found in said Paved County Road at the Southwest corner of said SE/4 of Section 8 bears S.0°20'35"E. 1938.90 feet;

THENCE N.0°02'35"W., along said West line of SE/4, a distance of 282.70 feet to an 80d nail set in said Paved County Road for the Northwest corner of this tract;

THENCE N.89°39'25"E. 314.60 feet to a 4" iron pipe in concrete found for the Northeast corner of this tract;

THENCE S. 0°20'35"E. 136.25 feet to a 4" iron pipe in concrete found for the most Easterly-Southeast corner of this tract;

THENCE S.37°39'52"W. 185.90 feet to a 4" iron pipe in concrete found for the most Southerly-Southeast corner of this tract;

THENCE S.89°39'25"W. 200.15 feet to the PLACE OF BEGINNING;

SAVE & EXCEPT all oil, gas and other minerals.

2015-6480
VICKI PHILLIPS
COUNTY CLERK
2015 Dec 07 at 03:13 PM
GAINES COUNTY, TEXAS
TB, DEPUTY