

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**

11/10/2004

**Original Beneficiary/Mortgagee:**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR W.R. STARKEY MORTGAGE, L.L.P., ITS SUCCESSORS AND ASSIGNS

**Grantor(s)/Mortgagor(s):**

AGEREN L. PAYNE AND CRYSTAL PAYNE, HUSBAND AND WIFE

**Current Beneficiary/Mortgagee:**

JPMorgan Chase Bank, National Association

**Recorded in:**

Volume: 351

Page: 04

Instrument No: 2362

**Property County:**

MORRIS

**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:** SOUTH FORTY FEET (40') OF LOTS TWO (2) AND TEN (10), AND NORTH FORTH FEET (40') OF LOTS THREE (3) AND ELEVEN (11), BLOCK F, FLEMISTER PARK ADDITION TO THE CITY OF DAINGERFIELD, MORRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN SLIDE 19, PLAT RECORDS OF MORRIS COUNTY, TEXAS.

**Date of Sale:** 5/7/2019

**Earliest Time Sale Will Begin:** 1pm

**Place of Sale of Property:** THE FRONT DOOR (EAST DOOR OF COURTHOUSE) ALSO KNOWN AS VOTING PRECINCT #401 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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 member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.



Pat Walker or Sue Spasic  
or Thuy Frazier  
or Cindy Mendoza  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

MH File Number: TX-12-17185-FC  
Loan Type: FHA

FILED FOR RECORD  
2019 FEB 21 AM 10:49  
SCOTT SARTAIN  
COUNTY CLERK  
MORRIS COUNTY, TEXAS

Next Property

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: April 4<sup>th</sup>, 2019

2019 APR -9 AM 8:54  
MORRIS COUNTY PUBLIC RECORDS

**DEED OF TRUST**

DATE: March 27, 2015  
GRANTOR: Christopher Wayne Moffett  
GRANTOR'S COUNTY: Morris County, Texas  
BENEFICIARY: James M. Sly and Kimberly M. Sly  
TRUSTEE: Patricia H. Florence  
SUBSTITUTE TRUSTEE: Thomas C. Turner  
TRUSTEE'S ADDRESS: 104 East Hoyt Drive, Longview, Texas 75601  
P.O. Box 1471, Longview, Texas 75606  
RECORDING INFORMATION: Volume 503, Page 204, Official Public Records,  
Morris County, Texas


**PROPERTY:**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE E. B. SMITH SURVEY, ABSTRACT NO. 253, MORRIS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT A INCORPORATED HEREIN FOR ALL PURPOSES THE SAME AS IF FULLY COPIED VERBATIM AND SET FORTH AT LENGTH.

**NOTE**

DATE: March 27, 2015  
AMOUNT: \$45,000.00  
DEBTOR: Christopher Wayne Moffett  
HOLDER: James M. Sly and Kimberly M. Sly  
DATE OF SALE OF PROPERTY: May 7, 2019  
EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.  
PLACE OF SALE OF PROPERTY: Main hall of north side of Morris County Courthouse,  
Daingerfield, Texas

Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

  
\_\_\_\_\_  
Thomas C. Turner

STATE OF TEXAS §  
COUNTY OF GREGG §

This instrument was acknowledged before me this 4<sup>th</sup> day of April, 2019, by Thomas C. Turner.



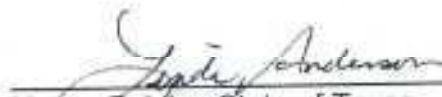
  
\_\_\_\_\_  
Notary Public - State of Texas  
My Commission Expires: 2/1/2022

EXHIBIT "A"

Being a lot, tract, or parcel of land situated in the E.B. Smith Survey, Abstract No. 253, and being all of that certain tract of land conveyed from Linda Holden et al to Jerry Blackwell, by Warranty Deed, as recorded in Volume 309, Page 504, Official Public Records, Morris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found at the Southeast corner of a tract of land conveyed to Jerry Blackwell, by Warranty Deed, as recorded in Volume 332, Page 816, Official Public Records, Morris County, Texas, said point being in the West line of a tract of land conveyed to the Shiloh Temple of Faith, by Contract For Deed, as recorded in Volume 325, Page 596, Official Public Records, Morris County, Texas;

THENCE, South 02 Degrees 32 Minutes 52 Seconds West, with the West line of said Shiloh Temple of Faith tract, a distance of 74.91 feet to an axle found at the Northeast corner of a tract of land conveyed to Vera Winsett, by Warranty Deed, as recorded in Volume 128, Page 444, Deed Records, Morris County, Texas;

THENCE, West, (Reference Bearing), with the North line of said Winsett tract, a distance of 130.39 feet to a 3/4 inch iron pipe found at the Northwest corner of said Winsett tract, said point being in the East line of North Shore Circle;

THENCE, North 02 Degrees 50 Minutes 01 Seconds East, with the East line of said North Shore Circle, a distance of 75.00 feet to a point for corner at the Southwest corner of said Blackwell tract, (332/816), from said point, a 3/4 inch iron pipe found for witness, bears North 83 Degrees 14 Minutes 09 Seconds West, a distance of 1.18 feet;

THENCE, South 89 Degrees 58 Minutes 00 Seconds East, with the South line of said Blackwell tract, (332/816), a distance of 130.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 9,748 square feet or 0.22 acres of land, more or less.