

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/20/2009

Grantor(s)/Mortgagor(s):
JIMMY DON REICH AND WIFE TRESA D. REICH

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR NATIONWIDE MORTGAGE CONCEPTS, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2009-004565

Property County:
VAN ZANDT

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: LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

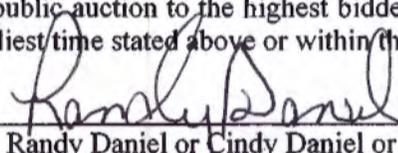
Date of Sale: 4/7/2020

Earliest Time Sale Will Begin: 10am

Place of Sale of Property: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE 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.



Randy Daniel or Cindy Daniel or Jim OBryant
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-19-74186-POS
Loan Type: VA

FILED FOR RECORD
2020 MAR -5 PM 12:17
SUSAN SHERIDAN, CLERK
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ BEP.

EXHIBIT "A"

TRACT ONE:

BEING A 0.732 ACRE TRACT OF LAND SITUATED IN VAN ZANDT COUNTY, TEXAS, AND BEING ALL OF LOT SIX (6), LOT SEVEN (7), AND A PART OF LOT EIGHT (8), BLOCK TWO (2) OF THE DEEN & HANSON SABINE LAKESIDE SUBDIVISION, AS SHOWN ON PLAT THEREOF RECORDED ON GLIDE 15B OF THE PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "STANGER" FOUND FOR CORNER AT THE NORTH CORNER OF LOT 6, BLOCK 2, OF SAID SUBDIVISION, SAID POINT ALSO BEING IN THE SOUTHWESTERLY LINE OF VZCR NO. 3718 (A.K.A. FISH-HOOK LOOP);

THENCE SOUTH 35 DEGREES 05 MINUTES 04 SECONDS EAST A DISTANCE OF 159.23 FEET ALONG THE EASTERLY LINE OF SAID LOTS TO A POINT FOR CORNER AT THE EASTERLY CORNER OF SAID TRACT AT WHICH POINT A 1/2 INCH IRON ROD BEARS SOUTH 47 DEGREES 59 MINUTES 02 SECONDS EAST, 0.77 FEET;

THENCE SOUTH 54 DEGREES 53 MINUTES 42 SECONDS WEST A DISTANCE OF 200.17 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE MOST SOUTHERLY CORNER OF SAID TRACT;

THENCE NORTH 35 DEGREES 05 MINUTES 04 SECONDS WEST A DISTANCE OF 159.23 FEET ALONG THE SOUTHWESTERLY LINE OF SAID TRACT TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE MOST WESTERLY CORNER OF SAID TRACT, SAME BEING THE MOST WESTERLY CORNER OF SAID LOT 6;

THENCE NORTH 54 DEGREES 53 MINUTES 42 SECONDS EAST A DISTANCE OF 200.17 FEET ALONG THE NORTHWESTERLY LINE OF SAID TRACT TO THE POINT OF BEGINNING, AND CONTAINING A COMPUTED AREA OF 0.732 ACRE OR 31,873 SQUARE FEET OF LAND, MORE OR LESS.

TRACT TWO:

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND SITUATED IN VAN ZANDT COUNTY, TEXAS, BEING A PART OF THE E. ALVARADO SURVEY, ABSTRACT NO. 4, AND BEING LOTS FIFTEEN (15) AND SIXTEEN (16) OUT OF BLOCK TWO (2), SECTION "A", DEEN AND HANSON SABINE LAKESIDE SUBDIVISION, AS SHOWN ON PLAT RECORDED ON GLIDE 15B OF THE PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS.