

# 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 & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

**Date of Security Instrument:** May 17, 2012

**Grantor(s):** Mitchell Craig Burleson and Cindy Jo Burleson husband and wife

**Original Trustee:** Allan B. Polunsky

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for PrimiLending a Plainscapital Company, its successors and assigns

**Recording Information:** Vol. 807, Page 447, or Clerk's File No. 2012-2547, in the Official Public Records of HOPKINS 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:** 03/06/2018 **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:**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF SULPHUR SPRINGS, HOPKINS COUNTY, TEXAS, PART OF THE M.A. BOWLIN SURVEY, ABSTRACT NO. 39, AND BEING KNOWN AS LOT 4, BLOCK 1, OF THE BELL ADDITION TO THE CITY OF SULPHUR SPRINGS, TEXAS, AS SHOWN ON PLAT RECORDS IN VOLUME 2, PAGE 67, AND BY REVISED PLAT RECORDED IN VOLUME 5, PAGE 82, MAP RECORDS OF HOPKINS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED 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 HOPKINS 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 & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

*Harriett Fletcher*  
Harriett Fletcher as Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

FILED FOR RECORD  
HOPKINS COUNTY, TEXAS  
2018 FEB 12 P 2:26  
DEBBIE SHIRAL  
COUNTY CLERK  
BY \_\_\_\_\_ DEPUTY



4647077



EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF SULPHUR SPRINGS, HOPKINS COUNTY, TEXAS, PART OF THE M.A. BOWLIN SURVEY, ABSTRACT NO. 39, AND BEING KNOWN AS LOT 4, BLOCK 1, OF THE BELL ADDITION TO THE CITY OF SULPHUR SPRINGS, TEXAS, AS SHOWN ON PLAT RECORDS IN VOLUME 2, PAGE 67, AND BY REVISED PLAT RECORDED IN VOLUME 5, PAGE 82, MAP RECORDS OF HOPKINS COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER, IN THE NORTH LINE OF BELL STREET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 4 AND THE SOUTHWEST CORNER OF LOT 5, BLOCK 1, OF SAID ADDITION;

THENCE NORTH 87 DEGREES 13 MINUTES 19 SECONDS WEST ALONG THE NORTH LINE OF SAID BELL STREET A DISTANCE OF 106.04 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, THE SOUTHWEST CORNER OF SAID LOT 4 AND THE SOUTHEAST CORNER OF LOT 3;

THENCE NORTH 03 DEGREES 34 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 218.85 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "DCA" FOR CORNER, THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEING IN THE SOUTH LINE OF LOT 14, BLOCK 1, OF THE FORREST HILLS ADDITION TO THE CITY OF SULPHUR SPRINGS, RECORDED IN VOLUME 5, PAGE 75, MAP RECORDS, HOPKINS COUNTY, TEXAS;

THENCE SOUTH 87 DEGREES 47 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID FORREST HILLS ADDITION A DISTANCE OF 104.56 FEET TO A 1/2 INCH IRON PIPE FOUND FOR CORNER, THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF SAID LOT 5;

THENCE SOUTH 03 DEGREES 11 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 219.86 FEET TO THE PLACE OF BEGINNING AND CONTAINING 23,095.661 SQUARE FEET OR 0.530 ACRES OF LAND, MORE OR LESS.