

#145

25759 BEDIAS DR  
BEDIAS, TX 77831

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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: February 05, 2019

Time: The sale will begin at 12:00PM or not later than three hours after that time.

Place SOUTH DOOR (ALSO KNOWN AS THE FRONT DOOR) OF THE GRIMES COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 May 31, 2007 and recorded in Document VOLUME 1220, PAGE 282 real property records of GRIMES County, Texas, with MIGUEL ANGEL GOMEZ JR AND NICOLASA GOMEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MIGUEL ANGEL GOMEZ JR AND NICOLASA GOMEZ, securing the payment of the indebtednesses in the original principal amount of \$77,038.00, 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, NATIONAL ASSOCIATION 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

AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, KRISTIE ALVAREZ, SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON OR BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY

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 GRIMES County Clerk and caused to be posted at the GRIMES County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

FILED FOR RECORD

at 1:15 O'Clock P

JAN 15 2019

VANESSA BURZYNSKI  
COUNTY CLERK, GRIMES COUNTY  
*Mary Ann Hargrave*



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**EXHIBIT "A"**

TRACT ONE: BEING LOT NO. FORTY (40), PEACEFUL PLACE ESTATES, PHASE TWO, A SUBDIVISION IN GRIMES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION THEREOF RECORDED IN VOLUME 721, PAGE 466, REAL PROPERTY RECORDS, GRIMES COUNTY, TEXAS.

TRACT TWO: BEING LOT NOS. FORTY-ONE (41) AND FORTY-TWO (42), PEACEFUL PLACE ESTATES, PHASE TWO, A SUBDIVISION IN GRIMES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION THEREOF RECORDED IN VOLUME 721, PAGE 466, REAL PROPERTY RECORDS, GRIMES COUNTY, TEXAS.

