

FILED 20110119 1194

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

12 FEB 13 PM 2:15

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.

Handwritten signature
CLERK COUNTY COURT
FRANKLIN CO. TX.

1. **Date, Time, and Place of Sale.**

Date: March 06, 2012

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: SOUTH STEPS OF THE FRANKLIN 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 16, 2008 and recorded in Document VOLUME 192, PAGE 480 real property records of FRANKLIN County, Texas, with JESSE SCOTT RAGSDALE AND PATRICIA RAGSDALE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JESSE SCOTT RAGSDALE AND PATRICIA RAGSDALE, securing the payment of the indebtednesses in the original principal amount of \$40,000.00, 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, SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC 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 as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

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, SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC
DLS INVOICE PROCESSING DEPT. P.O. BOX 342980
COLUMBUS, OH 432342980

Handwritten signature: S. Walker

S. WALKER, S.SPASIC, C. WALKER OR P. WALKER
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



NOS20110187401194



ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF MT VERNON, FRANKLIN COUNTY TEXAS, BEING SITUATED IN THE JAMES TRUITT SURVEY ABSTRACT NO. 480, FRANKLIN COUNTY, TEXAS AND BEING THE SAME TRACTS OF LAND CONVEYED TO ROBERT EVANS BY DEED RECORDED IN VOLUME 101 PAGE 409 DEED RECORDS FRANKLIN COUNTY, TEXAS AND A TRACT CONVEYED TO ROBERT EVANS AND WIFE PATSY EVANS BY DEED RECORDED IN VOLUME 211 PAGE 224 DEED RECORDS FRANKLIN COUNTY, TEXAS AND AN AFFIDAVIT OF HEIRSHIP BY DEED RECORDED IN VOLUME 174 PAGE 241 OFFICIAL PUBLIC RECORDS FRANKLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 4 INCH FENCE POST FOUND FOR CORNER ON THE SOUTH LINE OF HIGHWAY 67 WEST FOR THE NORTHWEST CORNER OF THE ABOVE MENTIONED EVANS TRACT, (VOL. 211 PG. 224), SAME ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE MEADOW PARK BAPTIST CHURCH BY DEED RECORDED IN VOLUME 240 PAGE 505 DEED RECORDS FRANKLIN COUNTY, TEXAS.

THENCE SOUTH 85 DEGREES 07 MINUTES 00 SECONDS EAST, PASSING THE NORTHWEST CORNER OF SAID EVANS TRACT, (VOL. 101 PG. 409), AND CONTINUING ALONG THE SOUTH LINE OF SAID ROAD FOR A TOTAL DISTANCE OF 137.07 FEET TO A 1/2 INCH CAPPED (YELLOW PLASTIC STAMPED DEWEY 1641) STEEL ROD SET FOR CORNER, SAME BEING THE NORTHWEST CORNER OF A TRACTS OF LAND CONVEYED TO C. A. SWINFORD BY DEED RECORDED IN VOLUME 100 PAGE 351 DEED RECORDS FRANKLIN COUNTY, TEXAS.

THENCE SOUTH 04 DEGREES 25 MINUTES 00 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID EVANS AND SWINFORD TRACTS, PASSING THE NORTHEAST CORNER OF SAID AFFIDAVIT OF HEIRSHIP TRACT AND CONTINUING FOR A DISTANCE OF 480.93 FEET TO A 1/2 INCH CAPPED (YELLOW PLASTIC STAMPED DEWEY 1641) STEEL ROD SET FOR CORNER.

THENCE WEST ALONG THE SOUTH LINE OF SAID HEIRSHIP TRACT FOR A DISTANCE OF 269.73 TO A 1/2 INCH CAPPED (YELLOW PLASTIC STAMPED DEWEY 1641) STEEL ROD SET FOR CORNER, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO FRANKIE LEE WILSON AND WIFE BRENDA SUE WILSON BY DEED RECORDED IN VOLUME 241 PAGE 382 DEED RECORDS FRANKLIN COUNTY, TEXAS.

THENCE NORTH 02 DEGREES 10 MINUTES 33 SECONDS WEST ALONG THE COMMON LINE BETWEEN SAID EVANS AND WILSON TRACTS FOR A DISTANCE OF 280.01 FEET TO A 4 INCH FENCE POST FOUND FOR CORNER, SAME BEING A POINT IN THE SOUTH LINE OF SAID CHURCH TRACT.

THENCE NORTH 87 DEGREES 48 MINUTES 08 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID EVANS AND CHURCH TRACTS FOR A DISTANCE OF 107.29 FEET TO A 4 INCH FENCE POST FOUND FOR CORNER.

THENCE NORTH 00 DEGREES 07 MINUTES 36 SECONDS WEST ALONG THE COMMON LINE BETWEEN SAID EVANS AND CHURCH TRACTS FOR A DISTANCE OF 207.25 FEET TO THE POINT OF BEGINNING.
CONTAINING A COMPUTED AREA OF 2.38 ACRES. MORE OR LESS.

