

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
12/8/2011

**Grantor(s)/Mortgagor(s):**  
TRAVIS J. ANDERSON AND CASEY N. ANDERSON, HUSBAND AND WIFE

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

**Current Beneficiary/Mortgagee:**  
JPMorgan Chase Bank, National Association

**Recorded in:**  
**Volume:** 1162  
**Page:** 049  
**Instrument No:**

**Property County:**  
MILAM

**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:** SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.


**Date of Sale:** 4/4/2017

**Earliest Time Sale Will Begin:** 12:00PM

**Place of Sale of Property:** ALL PUBLIC SALES ARE HELD AT THE EAST DOOR OF THE MILAM 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 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.

  
\_\_\_\_\_  
John Latham, Michael Latham, John W. Latham, Brett Adams or Cole D. Patton or Denny Tedrow  
MCCARTHY HOLTHUS - TEXAS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

Filed 9 day of March  
in 2017, At 9:15 A.M.  
BARBARA VANSA  
County Clerk, Milam County, Texas  
By Fancy Tucker  
Deputy

MH File Number: TX-17-32585-POS  
Loan Type: VA

**TX-17-32585-POS**

EXHIBIT "A"

Being a 0.26 acre tract of land out of the Daniel Monroe Survey, Abstract No. 38, in the City of Cameron, Milam County, Texas and being the same tract of land described in a deed to Kenneth Y. Kirk, et ux, recorded in Volume 457, Page 583, of the Deed Records of Milam County, Texas, also being all of Lot 11 and part of Lot 12, Block 10, of the S. M. Burns Addition to the City of Cameron, according to a plat of record in Cabinet A, Slide S-C, Plat Records of Milam County, Texas, said 0.26 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod with yellow cap set at the northeast corner of the above mentioned Kirk tract, same being the northeast corner of Lot 11, Block 10, S. M. Burns Addition, located in the south line of E. 17<sup>th</sup> Street at its intersection with the west line of Maxwell Avenue for the northeast corner of this;

**THENCE** along the east line of Lot 11, common with the west line of Maxwell Avenue, South 20 degrees 00 minutes 00 seconds West a distance of 103.00 feet, (bearing basis per record plat of S. M. Burns Addition), to a 1/2" iron rod found at the northeast corner of Lot 10 for the southeast corner of this;

**THENCE** along the south line of Lots 11 & 12, common with the north line of Lots 10 & 9, North 70 degrees 19 minutes 23 seconds West a distance of 108.95 feet to a 1/2" iron rod found by a corner post at the southwest corner of said Kirk tract, same being the southeast corner of a William James Mueck tract, (731/223), for the southwest corner of this;

**THENCE** along the west line of said Kirk tract, common with the east line of said Mueck tract and generally along a privacy fence part way, North 19 degrees 58 minutes 27 seconds East a distance of 102.89 feet to a 1/2" iron rod found in the south line of E. 17<sup>th</sup> Street for the northwest corner of this;

**THENCE** along the south line of E. 17<sup>th</sup>, common with the north line of Lots 12 & 11, South 70 degrees 22 minutes 57 seconds East a distance of 109.00 feet to the POINT OF BEGINNING, and containing 0.26 acres of land, more or less.