

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: April 03, 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE EAST ENTRANCE OF THE MILAM 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 July 12, 2004 and recorded in Document VOLUME 945, PAGE 494 real property records of MILAM County, Texas, with GERALD WASHINGTON AND CHARLOTTE WASHINGTON, grantor(s) and BROKERS FUNDING CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GERALD WASHINGTON AND CHARLOTTE WASHINGTON, securing the payment of the indebtednesses in the original principal amount of \$89,167.00, 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, N.A. 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



PETE FLOREZ, AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, PAMELA THOMAS, EVAN PRESS, FLORENCE ROSAS, JOHN LATHAM, MICHAEL LATHAM, JOHN W. LATHAM, BRETT ADAMS, OR TOBEY LATHAM

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

Declarants Name: _____
Date: _____

Filed 27 day of Feb
in 2018, At 12:07 M.
By BARBARA VANSA
County Clerk, Milam County, Texas
By [Signature]
Deputy



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EXHIBIT "A"

BEING LOT NUMBER 8, BLOCK NUMBER 3, WESTWOOD ADDITION, CITY OF ROCKDALE, MILAM COUNTY, TEXAS, AS SHOWN ON PLAT OF SAID SUBDIVISION OF RECORD IN CABINET A, SLIDES 55-D, PLAT RECORDS OF MILAM COUNTY, TEXAS;



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