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2:35P
JUL 11 2018

NOTICE OF TRUSTEE'S SALE

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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: July 06, 2005

Grantor(s): Donald Sansing and Jodonna Sansing

Original Trustee: James L. Robertson

Original Mortgagee: JPMorgan Chase Bank, N.A.

Recording Information: Vol. 275, Page 478, or Clerk's File No. 1064, in the Official Public Records of DELTA County, Texas.

Current Mortgagee: JPMorgan Chase Bank, N.A.

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: 01/02/2018 **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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

Legal Description:

BEING A TRACT OR PARCEL OF LAND SITUATED IN THE W.E. HAMILTON SURVEY, ABSTRACT NO. 173, COMMUNITY OF YOELL, DELTA COUNTY, TEXAS, AND BEING A PORTION OF THE LAND DESCRIBED IN A WARRANTY DEED FROM MRS. ALICE T. SCOTT, ET AL TO A.M. SMITH, DATED OCTOBER 10, 1941 AND RECORDED IN VOLUME 83 AT PAGE 244 OF THE DEED RECORDS OF SAID COUNTY 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 DELTA 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

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Robert LaMont as Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Sharon St. Pierre 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

12-11-17



4640606

S-D-L

EXHIBIT A

BEING A TRACT OR PARCEL OF LAND SITUATED IN THE W.E. HAMILTON SURVEY, ABSTRACT NO. 173, COMMUNITY OF YOELL, DELTA COUNTY, TEXAS AND BEING A PORTION OF THE LAND DESCRIBED IN A WARRANTY DEED FROM MRS. ALICE T. SCOTT, ET AL TO A.M. SMITH, DATED OCTOBER 10,1941 AND RECORDED IN VOLUME 83 AT PAGE 244 OF THE DEED RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A ONE-HALF INCH DIAMETER STEEL ROD FOUND ON THE EASTERN RIGHT OF WAY LINE OF F.M. ROAD 904, AT THE SOUTHWEST CORNER OF A 1.763 ACRE TRACT OF LAND CONVEYED FROM HARMON N. FOSTER, ET UX, TO DENNIS SAIZ, ET UX, RECORDED IN VOLUME 170 AT PAGE 591, DEED RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID SMITH TRACT; THENCE S 85 DEG 51'43" E ALONG THE NORTH LINE OF SAID SMITH TRACT 265.68 FEET TO A ONE HALF INCH DIAMETER STEEL ROD SET, FOR A CORNER; THENCE S 3 DEG 04'33" W ALONG AN OLD FENCE AND HEDGEROW AND EAST LINE OF SAID SMITH TRACT 412.00 FEET TO A ONE HALF INCH DIAMETER STEEL ROD SET AT A FENCE CORNER, FOR A CORNER; THENCE N 89 DEG 17'15" W ALONG A FENCE AND SOUTH LINE OF SAID SMITH TRACT 156.24 FEET TO A ONE HALF INCH DIAMETER STEEL ROD SET AT THE SOUTHEAST CORNER OF A 0.10 ACRE TRACT OF LAND CONVEYED AS FORTH TRACT IN A WARRANTY DEED FROM HAROLD L. JOHNSON, ET UX, TO HAROLD F. JOHNSON ET UX, RECORDED IN VOLUME 138 AT PAGE 508, DEED RECORDS OF SAID COUNTY, FOR A CORNER; THENCE N 0 DEG 42'45" E ALONG EAST LINE OF SAID JOHNSON TRACT 73.00 FEET TO A ONE HALF INCH DIAMETER STEEL ROD SET, FOR A CORNER; THENCE N 89 DEG 17'15" W ALONG NORTH LINE OF SAID JOHNSON TRACT 8.30 FEET TO A ONE HALF INCH DIAMETER STEEL ROD SET, FOR A CORNER; THENCE N 0 DEG 42'45" E ALONG WESTERN LINE OF SAID SMITH TRACT 74.85 FEET TO A ONE HALF INCH DIAMETER STEEL ROD SET, FOR A CORNER; THENCE N 89 DEG 17'15" W ALONG A SOUTHERN LINE OF SAID SMITH TRACT 100.00 FEET TO THE EASTERN RIGHT OF WAY LINE OF SAID F.M. ROAD 904, FOR A CORNER; THENCE IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY AND A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS F 5,689.70 FEET AND A CENTRAL ANGLE OF 3 DEG 54', 135.50 FEET TO A CONCRETE MONUMENT FOUND, FOR A CORNER; THENCE N 4 DEG 23' E ALONG SAID RIGHT OF WAY 144.66 FEET TO RETURN TO THE PLACE OF BEGINNING AND CONTAINING 2.234 ACRES OF LAND. Parcel ID Number: 0173-0004-0000-03