

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: May 07, 2019

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: FRONT STEPS OF THE NAVARRO 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 07, 2003 and recorded in Document VOLUME 1643, PAGE 0724 real property records of NAVARRO County, Texas, with GEORGE E HOITEN JR AND CAROLYN HOITEN, grantor(s) and CHASE MANHATTAN MORTGAGE CORPORATION, mortgagee

4. Obligations Secured. Deed of Trust or Contract Lien executed by GEORGE E HOITEN JR AND CAROLYN HOITEN, securing the payment of the indebtednesses in the original principal amount of \$70,450.00, 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

  
\_\_\_\_\_  
JON HOWELL, SUSAN SWINDLE OR BOBBY HOWELL  
Substitute Trustee

c/o BARRETT DAPPIN 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 /cfa.military.orders@chase.com

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

Declarant's Name: \_\_\_\_\_  
Date: \_\_\_\_\_

2019 33  
FILED FOR RECORD  
AT 8:03 O'CLOCK P.M.

MAR 28 2019

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY



NOS0000007437486

**EXHIBIT "A"**

BEING A TRACT OF LAND IN THE ENOCH FRIER SURVEY, ABSTRACT NO. 3, NAVARRO COUNTY, TEXAS AND BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO THE VETERANS LAND BOARD OF THE STATE OF TEXAS AS EVIDENCED BY DEED RECORDED IN VOLUME 1218, PAGE 235 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF SAID VETERANS LAND BOARD TRACT IN COUNTY ROAD SW 0010, ALSO KNOWN AS KNIGHT STREET, AND THE EAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO LORENZO TORRES GARCIA AS EVIDENCED BY DEED RECORDED IN VOLUME 1530, PAGE 469 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS, WHENCE A 1-INCH IRON PIPE BEARS SOUTH 45 DEG 08' 25" WEST A DISTANCE OF 18.5 FEET;

THENCE SOUTH 44 DEG 00' 01" EAST ALONG COUNTY ROAD SW 0010 A DISTANCE OF 395.35 FEET TO A NAIL FOUND AT THE INTERSECTION OF SAID COUNTY ROAD AND COUNTY ROAD SW 0005 FOR THE NORTH CORNER OF DEER RIDGE, A SUBDIVISION RECORDED IN VOLUME 7, PAGES 93 & 94 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS AND THE EAST CORNER OF SAID VETERANS LAND BOARD TRACT, WHENCE A 1-INCH IRON PIPE FOUND BEARS NORTH 78 DEG 45' 15" WEST A DISTANCE OF 29.82 FEET,

THENCE SOUTH 44 DEG 42' 33" WEST DEPARTING COUNTY ROAD SW 0010 AND CONTINUING ALONG COUNTY ROAD SW 0005 A DISTANCE OF 2263.98 FEET TO A 3/8-INCH IRON ROD FOUND IN THE NORTHEAST LINE OF RETREAT RANCHETTES PHASE III A SUBDIVISION RECORDED IN VOLUME 7, PAGES 77 & 78 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS FOR THE SOUTH CORNER OF SAID VETERANS LAND BOARD TRACT AND THE WEST CORNER OF DEER RIDGE,

THENCE NORTH 44 DEG 20' 12" WEST ALONG THE NORTHEAST LINE OF SAID RETREAT RANCHETTES, AT A DISTANCE OF 25.23 FEET PASS A 1-INCH IRON PIPE FOUND, IN ALL A DISTANCE OF 412.37 FEET TO A 1-INCH IRON PIPE FOUND FOR THE WEST CORNER OF SAID VETERANS LAND BOARD TRACT AND THE SOUTH CORNER OF SAID GARCIA TRACT;

THENCE NORTH 45 DEG 08' 25" EAST A DISTANCE OF 2266.08 FEET TO THE POINT OF BEGINNING,

CONTAINING WITHIN THE METES RECITED 20.997 ACRES OF LAND, MORE OR LESS

**FILED FOR RECORD**  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

**MAR 28 2019**

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

