

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: November 07, 2017

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

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG 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 18, 2007 and recorded in Document CLERK'S FILE NO. 20070194200, AS AFFECTED BY CLERK'S FILE NO. 201500094321 real property records of DALLAS County, Texas, with MANUEL WASHINGTON AND JOELLA WASHINGTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MANUEL WASHINGTON AND JOELLA WASHINGTON, securing the payment of the indebtednesses in the original principal amount of \$159,497.00, 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

MICHAEL D. VESTAL, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, BRETT BAUGH, JOHN BEAZLEY, KENNY SHIREY, RICK MONTGOMERY, CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN, ROBERT AGUILAR, BRENT GRAVES, WENDY LAMBERT, TROY ROBINETT, MARK BULEZIUK, TERRY WATERS, MATT HANSEN, FREDERICK BRITTON

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

DALLAS COUNTY
COUNTY CLERK
Date: _____
Title: _____

SEP 11 PM 12:30

FILED



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EXHIBIT "A"

LOT 2, BLOCK D, OF HIGHLAND MEADOWS PHASE 1, AN ADDITION TO THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2005138, PAGE 181, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS0000005939426

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FILED
SEP 8 AM 9:58
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

THE STATE OF TEXAS)
COUNTY OF DALLAS)

Notice is hereby given that whereas, on August 5, 1996, Kimberly D. McCullough, executed a deed of trust to the State Director of the Farmers Home Administration for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Volume 96155, Pages 06453-06458, Deed of Trust Records, Dallas County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on

April 11, 2017, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

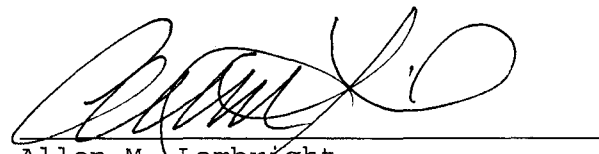
NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the area outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang in Dallas, Dallas County, Texas, in which county such property is situated, at 1:00 p.m., or within three hours thereafter, on the first Tuesday of November 2017, being the 7th day of November, the following land located in said county and more particularly described as follows:

Lot 24, Block A of Colonial Oaks II Addition, an Addition to the City of Seagoville, Dallas County, Texas, according to the plat thereof recorded in Volume 85053, Page 2770, Map Records, Dallas County, Texas.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Shortages in area.
2. A 5 foot utility easement along the Northeast property line, as shown on plat recorded in Volume 85053, Page 2770, Map Records, Dallas County, Texas.
3. Unpaid ad valorem taxes.

EXECUTED this 8th day of September, 2017.



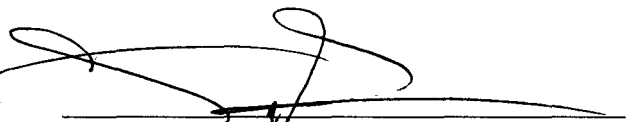
Allen M. Lambright
Substitute Trustee
1404 N. McDonald, Suite 300
McKinney, Texas 75071
(972) 542-0081 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF DALLAS)

This instrument was acknowledged before me on 8th September,
2017, by Allen M. Lambright, as Substitute Trustee.

(SEAL)



Notary Public, State of Texas