

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: June 04, 2019

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: THE SOUTH DOOR OF THE DISTRICT COURT BLDG. 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 November 02, 2006 and recorded in Document VOLUME 1289, PAGE 76 real property records of LEON County, Texas, with NIEL HILLARD RANTALA AND SCHARLDE IRANTALA, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by NIEL HILLARD RANTALA AND SCHARLDE IRANTALA, securing the payment of the indebtednesses in the original principal amount of 180,000.00, 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



SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, REID RUPLE, EVAN PRESS, KRISTOPHER HOLUB, JACK BURNS II, PAMELA THOMAS, AARTI PATEL, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY

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 Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 05/14/2019 I filed at the office of the LEON County Clerk and caused to be posted at the LEON County courthouse this notice of sale.

Declarant's Name: Kevin McCarthy
Date: 05/14/2019

FILED
1:04pm
MAY 14 2019

CHRISTIE WAKERFIELD
CLERK OF COURTS
LEON COUNTY, TEXAS



NOS20090177600127

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 27.04 ACRES OF WHICH 0.16 ACRES BEING IN COUNTY ROAD NO. 239 IN THE A.W. COOK SURVEY A-193 AND W.W. NICHOLS SURVEY A-1192, LEON COUNTY, TEXAS AND BEING A PART OF A CALLED 47.90 ACRE TRACT AND A CALLED 100 ACRE TRACT AND ALL OF A CALLED 11.00 ACRE TRACT DEEDED FROM ROBERT J. PATE TO JAMIE B. PATE DATED AUGUST 1, 1997 AND RECORDED IN VOLUME 974, PAGE 565 OF LEON COUNTY OFFICIAL RECORDS IN LEON COUNTY, TEXAS AND SAID 27.04 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A FOUND IRON PIN FOR CORNER NEAR A FENCE AND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF THE MISSOURI PACIFIC RAILROAD RECORDED IN VOLUME O, PAGE 241 OF THE PRESTONE COUNTY DEED RECORDS AND SAME BEING THE NORTHWEST CORNER OF A 208.76 ACRE TRACT RECORDED IN VOLUME 267, PAGE 139, OF THE LEON COUNTY DEED RECORDS AND SAME BEING THE NORTH CORNER OF SAID CALLED 100 ACRE TRACT;

THENCE IN GENERALLY A SOUTHEASTERLY DIRECTION AND GENERALLY WITH A FENCE AND WITH THE SOUTHWEST LINE OF THE SAID 208.76 ACRE TRACT AND A 51.68 ACRE TRACT RECORDED IN VOLUME 267, PAGE 139 OF THE LEON COUNTY DEED RECORDS AND WITH THE NORTHEAST LINE OF THE SAID CALLED 100 ACRE TRACT, SAID CALLED 47.90 ACRE TRACT AND SAID CALLED 11.00 ACRE, AS FOLLOWS:

SOUTH 30 DEG. 42' 42" EAST A DISTANCE OF 2,830.30 FEET, FOUND IRON PIN,
SOUTH 57 DEG. 37' 40" WEST A DISTANCE OF 242.63 FEET, FOUND IRON PIN, AND

SOUTH 29 DEG 47' 20" EAST A DISTANCE OF 549.58 FEET TO A FOUND IRON PIN FOR CORNER IN COUNTY ROAD NO. 239 AND IN THE NORTHWEST LINE OF THE W.S. TAYLOR SURVEY A-871 AND A 126 ACRE TRACT RECORDED IN VOLUME 476, PAGE 592 OF THE LEON COUNTY DEED RECORDS AND SAME BEING IN THE SOUTHEAST LINE OF A.W. COOK SURVEY A-193 AND SAME BEING THE SOUTH CORNER OF THE SAID 51.68 ACRE TRACT AND SAME BEING THE SOUTHERNMOST EAST CORNER OF THE SAID CALLED 47.90 ACRE TRACT AND SAID CALLED 11.00 ACRE TRACT;

THENCE SOUTH 59 DEG. 59' 20" WEST WITH COUNTY ROAD NO. 239 AND WITH THE SOUTHEAST LINE OF THE SAID CALLED 11.00 ACRE TRACT, SAID CALLED 47.90 ACRE TRACT AND THE A.W. COOK SURVEY A-193 AND WITH THE NORTHWEST LINE OF THE SAID 126 ACRE TRACT AND THE W.S. TAYLOR SURVEY A-871 A DISTANCE OF 292.77 FEET TO A FOUND IRON PIN FOR CORNER IN THE SAID LINE AND SAME BEING THE EAST CORNER OF A 120.67 ACRE TRACT RECORDED IN VOLUME 1052, PAGE 615 OF THE LEON COUNTY OFFICIAL RECORDS, WHENCE A FOUND IRON PIN BEARS NORTH 25 DEG 31' 52" WEST 27.58 FEET;

THENCE NORTH 25 DEG 31' 52" WEST WITH A FENCE AND WITH THE NORTHEAST LINE OF THE SAID 120.67 ACRE TRACT, AT A DISTANCE OF 27.58 FEET PASS A FOUND IRON PIN AND CONTINUING ON A TOTAL DISTANCE OF 3,322.42 FEET TO A FOUND IRON PIN FOR CORNER NEAR FENCE A CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID MISSOURI PACIFIC RAILROAD AND SAME BEING IN THE NORTHWEST LINE OF THE SAID CALLED 100 ACRE TRACT AND SAME BEING THE NORTH CORNER OF THE SAID 120.67 ACRE TRACT;

THENCE NORTH 42 DEG 20' 13" EAST WITH A FENCE AND WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID MISSOURI PACIFIC RAILROAD AND WITH THE NORTHWEST LINE OF THE SAID CALLED 100 ACRE TRACT A DISTANCE OF 255.22 FEET TO THE PLACE OF BEGINNING.

CONTAINS 27.04 ACRES OF LAND OF WHICH 0.16 ACRES BEING IN COUNTY ROAD NO. 239.



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