

C&S No. 44-15-2709 / FHA / Yes
JPMorgan Chase Bank, National Association

FILED

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NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: March 26, 2008
Grantor(s): Joseph Santamaria, and Leticia Graciano
Original Trustee: Charles A. Brown
Original Mortgagee: JPMorgan Chase Bank, N.A.
Recording Information: Clerk's File No. 20080108146, in the Official Public Records of DALLAS County, Texas.
Current Mortgagee: JPMorgan Chase Bank, National Association
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: 11/07/2017 **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 ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE A.K. GRAY SURVEY, ABSTRACT 505, AND BEING LOT 2, BLOCK A, RUMFELT'S ADDITION, AN ADDITION TO THE CITY OF WILMER, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 525, MAP RECORDS, DALLAS COUNTY, TEXAS, 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 DALLAS 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



Shelley Ortolani as Substitute Trustee, Mary Mancuso as Successor Substitute Trustee, Brett Baugh as Successor Substitute Trustee, Kenny Shirey as Successor Substitute Trustee, Rick Montgomery as Successor Substitute Trustee, Craig Muirhead as Successor Substitute Trustee, Clay Golden as Successor Substitute Trustee, Robert Aguilar as Successor Substitute Trustee, Brent Graves as Successor Substitute Trustee, John Beazley as Successor Substitute Trustee, Wendy Lambert as Successor Substitute Trustee, Troy Robinett as Successor Substitute Trustee, Robert Ortolani as Successor Substitute Trustee, Michele Hreha as Successor Substitute Trustee, Aaron Parker as Successor Substitute Trustee, Mark Buleziuk as Successor Substitute Trustee, Matt Hansen as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Terry Waters as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee



4635527

EXHIBIT A

GF#: 083495-KAGB

Being all that certain lot, tract or parcel of land located in the A.K. Gray Survey, Abstract 505, and being Lot 2, Block A, RUMFELTS Addition, an Addition to the City of Wilmer, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 525, Map Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2-inch diameter iron rod stamped "RPLS 4888" set at the Northeast corner of said Lot 2 and the Southeast corner of Lot 3 of said Block, and being in the West line of Summers Street, a public right-of-way;

Thence South 19 deg. 30 min. 00 sec. East, along said West line, a distance of 50.00 feet to a 1/2-inch diameter iron rod stamped "RPLS 4888" set at the Southeast corner of said Lot 2 and the Northeast corner of Lot 1 of said Block;

Thence South 69 deg. 30 min. 45 sec. West, a distance of 252.00 feet to a 1/2-inch diameter iron pipe found at the Southwest corner of said Lot 2 and the Northwest corner of said Lot 1, and being in the East line of the land described in deed to Gicarel Corporation, a Texas Corporation, recorded in Volume 94142, Page 1173, Deed Records, Dallas County, Texas.

Thence North 19 deg. 30 min. 00 sec. West, along said East line, a distance of 50.00 feet to a 1/2-inch diameter iron rod stamped "RPLS 4888" set at the Northwest corner of said Lot 2 and the Southwest corner of said Lot 3;

Thence North 69 deg. 30 min. 45 sec. East, a distance of 252.00 feet to the Place of Beginning and containing 12,598 square feet or 0.289 acres of land, more or less.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

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