

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
5/22/2012

**Grantor(s)/Mortgagor(s):**  
ADMIRABLE J. GARCIA, JOINED HEREIN PRO  
FORMA BY HIS WIFE, MARICELLA E. PEREZ

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE  
FOR CITY BANK MORTGAGE, ITS SUCCESSORS  
AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
JPMorgan Chase Bank, National Association

**Recorded in:**  
**Volume:** 836  
**Page:** 280  
**Instrument No:** 257176

**Property County:**  
TERRY

**Mortgage Servicer:**  
JPMorgan Chase Bank, National Association is  
representing the Current Beneficiary/Mortgagee under a  
servicing agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1111 Polaris Parkway,  
Columbus, OH 43240

**Legal Description:** LOT SEVEN (7), BLOCK THREE (3) OF THE COLONIAL HEIGHTS ADDITION TO  
THE CITY OF BROWNFIELD, TERRY COUNTY, TEXAS, AS SHOWN ON MAP, PLAT AND/OR  
DEDICATION DEED RECORDED IN VOLUME 99, PAGE 462, DEED RECORDS, TERRY COUNTY,  
TEXAS.

**Date of Sale:** 1/7/2020

**Earliest Time Sale Will Begin:** 1:00PM

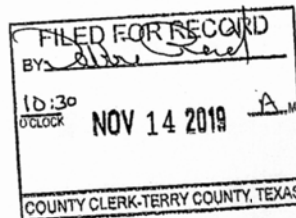
**Place of Sale of Property:** Terry County Courthouse, 500 W. Main, Brownfield, TX 79316 OR IN THE  
AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF  
THE TEXAS PROPERTY CODE.

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.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
Assert and protect your rights as member of  
the armed forces of the United States. If you  
or your spouse are serving on active military duty,  
including active military duty as a member of the  
Texas National 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.

Ronald Byrd  
Ronald Byrd, Kevin Key, Jay Jacobs, Ramiro  
Cuevas, Kristie Alvarez, Julina Perrine, Cary  
Corenblum, Kevin Key or Jay Jacobs  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

MH File Number: TX-17-32757-POS  
Loan Type: Farm Loan



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