

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: March 06, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE FRONT STEPS ON THE SOUTH ENTRANCE OF THE EASTLAND 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 June 05, 2015 and recorded in Document CLERK'S FILE NO. 2015-001691 real property records of EASTLAND County, Texas, with DELBERT JORDAN AND MAURINE CHRISTINE JORDAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR FIRST FINANCIAL BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DELBERT JORDAN AND MAURINE CHRISTINE JORDAN, securing the payment of the indebtednesses in the original principal amount of \$65,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 42301

LAURA BROWDER, TERRY BROWDER, MARSHA MONROE, HOWARD WHITNEY, LINDA REPPER, STEFANIE MORGAN, JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK BRITTON, DOUG WOODARD, CHRIS DEMAREST, KRISTIE ALVAREZ, OR MARSHA MONROE
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

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

Declarants Name: _____
Date: _____

RECEIVED 3:30 M.
CATHY JENTHO, COUNTY CLERK

FEB 12 2018

EASTLAND COUNTY, TEXAS
By _____ Deputy



NOS0000007258601

EXHIBIT 'A'

FIELD NOTES OF A SURVEY OF REAL PROPERTY AND IMPROVMENTS SITUATED ON A 50' X 104' TRACT OF LAND OUT OF AND PART OF BLOCK -E/-4, ORIGINAL TOWN OF EASTLAND, EASTLAND COUNTY, TEXAS, AS PER THE OFFICIAL PLAT OF SAID TOWNSITE FILED OF RECORD IN SLIDE 179 OF THE PLAT CABINET RECORDS OF EASTLAND COUNTY, TEXAS, SAID TRACT BEING FORMERLY DESCRIBED IN A DEED TO KELLY A. ARMSTRONG RECORDED IN VOLUME 2619 PAGE 190 OF THE OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS. PROPERTY HAVING A PHYSICAL ADDRESS OF 506 SOUTH DAUGHERTY, EASTLAND, TEXAS 76448. THIS SURVEY BEING MADE FOR DELBERT JORDAN BY VIRTUE OF HIS REQUEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT, SAID POINT BEING IN THE WEST LINE OF BLOCK -E/-4, ORIGINAL TOWN OF EASTLAND AND THE EAST LINE OF SOUTH DAUGHERTY AVENUE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF C-MAP VENTURES, L.L.C. 0.230 ACRE TRACT DESCRIBED IN DOCUMENT #2011-002471, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, AND BEING LOCATED S 00 DEGREES 17' 50" E 100.00 FEET FROM THE NORTHWEST CORNER OF BLOCK -E/-4, ORIGINAL TOWN OF EASTLAND.

THENCE N 89 DEGREES 42' 10" E, 104.00 FEET WITH THE NORTH LINE OF THIS DESCRIBED TRACT AND THE SOUTH LINE OF C-MAP VENTURES, L.L.C. 0.230 ACRE TRACT, TO A 1/2" REBAR WITH SURVEY CAP #5085 SET IN THE SOUTH LINE OF DENNIS W. NOSKA TRACT DESCRIBED AS THE SOUTH 50' OF THE NORTH 100' OF BLOCK -E/-4, RECORDED IN VOLUME 1040 PAGE 141, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF DENNIS W. NOSKA TRACT DESCRIBED AS THE SOUTH 50' OF THE NORTH 150' SAVE & EXCEPT THE WEST 4' . OF BLOCK -E/-4, RECORDED IN VOLUME 656 PAGE 619, DEED RECORDS OF EASTLAND COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT.

THENCE S 00 DEGREES 17' 50" E, 50.00 FEET WITH THE EAST LINE OF THIS DESCRIBED TRACT AND THE WEST LINE OF DENNIS W. NOSKA TRACT, TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT AND IN THE NORTH LINE OF JAMES WAYNE PATTON 150' X 100' TRACT DESCRIBED IN VOLUME 1434 PAGE 205, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT.

THENCE S 89 DEGREES 42' 10" W, WITH THE SOUTH LINE OF THIS DESCRIBED TRACT, AT 4.00 FEET PASSING THE NORTHWEST CORNER OF JAMES WAYNE PATTON TRACT AND THE NORTHEAST CORNER OF TIERRA GROUP, LLC. 50' X 100' TRACT DESCRIBED IN DOCUMENT # 2014-002127, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, THENCE CONTINUING ALONG SAME COURSE FOR A TOTAL DISTANCE OF 104.00 FEET TO AN IRON ROD WITH SURVEY CAP FOUND IN THE WEST LINE OF BLOCK -E/-4 AND EAST LINE OF SOUTH DAUGHERTY AVENUE, FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT.

THENCE N 00 DEGREES 17' 50" W, 50.00 FEET WITH THE WEST LINE OF THIS DESCRIBED TRACT AND THE WEST LINE OF BLOCK - E/-4, SAME BEING THE EAST LINE OF SOUTH DAUGHERTY AVENUE, TO THE PLACE OF BEGINNING.

BEARINGS ON THE ABOVE DESCRIBED 50'X104' TRACT WERE BASED UPON GRID NORTH, WGS 84, G.P.S. SURVEYING SYSTEM.



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