

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, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: May 04, 2016

Grantor(s): Dusty B. Prochazka and Melissa A. Prochazka, husband and wife

Original Trustee: Chris A. Peirson

Original Mortgagee: JPMorgan Chase Bank, N.A.

Recording Information: Vol. 1281, Page 18, or Clerk's File No. 442965, in the Official Public Records of JIM WELLS County, Texas.

Current Mortgagee: JPMorgan Chase Bank, N.A.

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: 07/04/2017 **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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description:

BEING A 0.233 ACRE OF LAND BEING OUT OF THE SOUTH PORTION OF LOT 4, BLOCK 2 OF THE KATHALEEN HEIGHTS ADDITION, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 72 OF THE MAP RECORDS OF JIM WELLS COUNTY, TEXAS, SAID 0.233 ACRE OF LAND ALSO BEING KNOWN AS LOT 4 OF THE BERTAGNA ADDITION (UNRECORDED PLAT) AND SAID 0.233 ACRE OF LAND 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 JIM WELLS 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.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200



Denise Rector as Substitute Trustee, Jim Rector as Successor Substitute Trustee, Sandra Mendoza as Successor Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Leslye Evans as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



4618127

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 1181500800000

Land Situated in the City of Alice in the County of Jim Wells in the State of TX

Being a 0.233 acre of land being out of the South portion of Lot 4, Block 2 of the KATHALEEN HEIGHTS ADDITION, a map of which is recorded in Volume 3, Page 72 of the Map Records of Jim Wells County, Texas, said 0.233 acre of land also being known as Lot 4 of the Bertagna Addition (unrecorded plat) and said 0.233 acre of land being more particularly described by metes and bounds as follows:

BEGINNING a 5/8" iron rod (found) in North R.O.W. line of Madison Drive (50' R.O.W.) for the S.E. corner of said Lot 4 and for the S.E. corner of this 0.233 acre tract and from whence the East R.O.W. line of the North Texas Blvd. bears S-79 degrees 03'-W, 609.84';

THENCE, S-79 degrees 03'-W, along the North R.O.W. line of said Madison Drive, and the South line of said Lot 4, a distance of 72.60' to a 5/8" iron rod (found) for the S.W. corner of this 0.233 acre of land;

THENCE, N 10 degrees 51'-W, a distance of 140.00' to a 5/8" iron rod (found) in the South line of a 20' alley for the N.W. corner of this 0.233 acre of land;

THENCE, N79 degrees 03'-E, along the South line of said 20' alley, a distance of 72.60' to fence corner post (found) in the East line of said Lot 4 for the NE corner of this 0.233 acre of land;

THENCE, S-10 degrees 57' E, along the East line of said Lot 4, a distance of 140.00' to the PLACE OF BEGINNING and containing 0.233 acre of land.

The property address and tax parcel identification number listed are provided solely for informational purposes.

Commonly known as: 1121 Madison Dr, Alice, TX 78332