

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
11/7/2014

**Grantor(s)/Mortgagor(s):**  
MICHAEL D BAUMANN, A MARRIED MAN  
AND ASHLEY BAUMAN, HIS WIFE  
**Current Beneficiary/Mortgagee:**  
JPMorgan Chase Bank, National Association

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

**Recorded In:**  
Volume: 1018  
Page: 843  
Instrument No: 260220

**Property County:**  
JASPER

**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:** SEE ATTACHED EXHIBIT "A"

**Date of Sale:** 1/2/2019

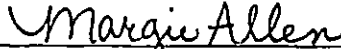
**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale of Property:** Jasper County Courthouse, 121 N. Austin, Jasper, TX 75951 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(f):**  
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.

  
Margie Allen, Kyle Barclay, Amy Bowman, Reid  
Ruple, Kathleen Adkins, Evan Press, Kristie  
Alvarez, Julian Perrine, Douglas Woodard, Ian  
Moser, Renee Thomas, Reva Rouchon-Harris, Renee  
Speight, James Dolenz  
or Thuy Frazier  
or Cindy Mendoza  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-16-29030-FC  
**Loan Type:** Farm Loan

TX-16-29050-FC

EXHIBIT "A"

TRACT 1

Field notes describing 1.439 acres, more or less, being a part of that called 4.999 acre tract described in a deed recorded in Volume 482, Page 903 of the Deed Records of Jasper County, Texas in the Andrew Richardson Survey, Abstract 424 in Jasper County, Texas.

NOTE: All of the horizontal control is referred to the Texas State Plane Coordinate System, Lambert Projection Central Zone, NAD 27 Datum. All bearings, distances and acreages are grid.

BEGINNING at a 5/8" iron rod with cap stamped S & J set at the northeast corner of the herein described tract and being in the east line of the said 4.999 acre tract and being in the west line of a residual tract now or formerly conveyed to Crown Pine Timber and being the southeast corner of a called 1.98 acre tract conveyed to Charles Andrews described in a deed dated July 6, 2006, from which a 1" iron pipe found at the northeast corner of the said 4.999 acre tract and the said 1.98 acre tract bears N 03°14'41" W -- 295.30'.

THENCE S 03°14'41" E along the east line of the said 4.999 acre tract and the east line of the herein described tract and the west line of a residual tract of Crown Pine Timber for a distance of 212.56 feet (called 212.55') to a 5/8" iron rod with cap stamped S & J set at the southeast corner of the herein described tract from which a 2" iron pipe found at the southeast corner of the said 4.999 acre tract bears S 03°14'41" E -- 152.09'.

THENCE S 86°41'55" W along the south line of the herein described tract for a distance of 294.94 feet (called 294.61') to a 5/8" iron rod with cap stamped S & J set at the southwest corner of the herein described tract.

THENCE N 03°15'38" W along the west line of the herein described tract passing at a distance of 112.0' to a 5/8" iron rod with cap stamped S & J found at the southeast corner of the 0.318 acre access easement and continuing for a total distance of 212.51 feet (called 212.55') to a 60d nail set in the root of a 20" Sweet Gum at the northwest corner of the herein described tract.

THENCE N 86°41'19" E along the north line of the herein described tract for a distance of 295.00 feet (called 294.92') to the POINT OF BEGINNING, containing 1.439 acres of land, more or less.

TRACT 2

Field notes describing 0.318 acres described in a deed recorded in Volume 819 Page 1098 (D.R.J.C.T.), more or less, and being a part of that called 4.999 acre tract described in a deed recorded in Volume 482, Page 903 of the Deed Records of Jasper County, Texas in the Andrew Richardson Survey, Abstract 424 in Jasper County, Texas.

COMMENCING at a 5/8" iron rod with cap stamped S & J set at the northeast corner of Tract 1 and being in the east line of the said 4.999 acre tract and being in the west line of a residual tract now or formerly conveyed to Crown Pine Timber and being the southeast corner of a called 1.98 acre tract conveyed to Charles Andrews described in a deed dated July 6, 2006, from which a 1" iron pipe found at the northeast corner of the said 4.999 acre tract and the said 1.98 acre tract bears N 03°14'41" W - 295.30'.

THENCE S 86°41'19" W along the north line of Tract 1 for a distance of 295.00 feet (called 294.92') to a 60d nail found in a tree roof for the northwest corner of Tract 1 and the POINT OF BEGINNING of the herein described Tract 2.

THENCE N 03°15'38" W along the west line of the said 1.98 acre tract and the east line of the herein described tract for a distance of 295.26 feet to a 5/8" iron rod with cap stamped S & J set at the northeast corner of the 0.318 acre tract in the south line of County Road 870.

THENCE S 86°38'51" W along the south line County Road 870 and the north line of the herein described tract for a distance of 35.00 feet (called 35.00') to a 5/8" iron rod with cap stamped S & J found at the northwest corner of the herein described tract, being the northeast corner of a called 4.98 acre tract conveyed to Charles Andrews described in a deed recorded in Volume 484 Page 697 (D.R.J.C.T.)

THENCE S 03°15'38" E along the east line of the said 4.98 acre tract and the west line of the herein described tract for a distance of 397.03 feet (called 395.84') to a 3/4" iron rod found at the southwest corner of the herein described tract.

THENCE N 85°16'01" E along the south line of the herein described tract for a distance of 34.90 feet (called 35.00') to a 5/8" iron rod found in the west line of Tract 1 and being the southeast corner of the herein described tract.

THENCE N 03°15'41" W along the west line of Tract 1 and the east line of the herein described tract for a distance of 100.51 feet to the POINT OF BEGINNING, containing 0.318 acres of land, more or less.

DEBBIE NEWMAN, COUNTY CLERK  
JASPER COUNTY, TEXAS

FILED NOV 29 2018

By   
DEPUTY