

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 05, 2019

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE EASTERN STEPS, SECOND LEVEL (MIDDLE FLOOR) OF THE CHAMBERS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

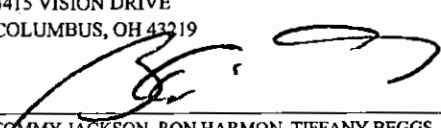
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 18, 2008 and recorded in Document VOLUME 1019, PAGE 14; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 1457, PAGE 306 real property records of CHAMBERS County, Texas, with JUAN PABLO MARTINEZ, grantor(s) and CHI FINANCIAL LP, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JUAN PABLO MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$150,491.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

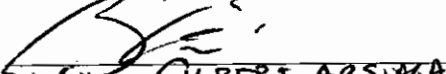
c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

  
TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, AMY BOWMAN, REID RUPLE, EVAN PRESS, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, KRISTIE ALVAREZ, GILBERT ARSIAGA, MARGIE ALLEN, KYLE BARCLAY, CRYSTAL ARSIAGA, OR CAROLYN CICCIO  
Substitute Trustee

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

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

My name is GILBERT ARSIAGA and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 11/17/19 I filed at the office of the CHAMBERS County Clerk and caused to be posted at the CHAMBERS County courthouse this notice of sale.

  
Declarant Name: GILBERT ARSIAGA  
Date: 11/17/19



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M/C-165-2019-2833\*

**EXHIBIT "A"**

LOT 93, OF THE AMENDING PLAT OF LANAI SUBDIVISION, SECTION TWO (2), A SUBDIVISION OF 34.52 ACRES OF LAND, IN THE A. B. J. WINFREE SURVEY, ABSTRACT NO. 306 OF CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CHAMBERS COUNTY CLERK'S FILE NO. 2006017916.

**FILED FOR RECORD IN:**  
**Chambers County**  
**On: 1/17/2019 10:41:29 AM**  
**Doc Number: 2019-2838**  
**Number of Pages: 2**  
**Amount: 10.00**  
**Order#: 20190117000013**  
**By: SL**



**Heather H. Hawthorne, County Clerk**

**Recorded:**

A handwritten signature in black ink, appearing to read "Heather H. Hawthorne", is written over a horizontal line.



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