

Current Borrower: DAVID CANDOW AND LADONNA CANDOW, AS HUSBAND AND WIFE
MH File Number: TX-16-28365-FC
VA/FHA/PMI Number:
Loan Type: FHA
Property Address: 11755 CR 574, FARMERSVILLE, TX 75442

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/26/2002

Grantor(s)/Mortgagor(s):
DAVID CANDOW AND LADONNA CANDOW,
AS HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR REALTY MORTGAGE
CORPORATION D/B/A REALNET FINANCIAL,
ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: 5353
Page: 000278
Instrument No: 2003-0025134

Property County:
COLLIN

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: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 12/6/2016

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION BUILDING OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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 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.



Robert Ortolani or Shelley Ortolani or Mary Mancuso or Liz Harris or Cheryl Harris or Cole D. Patton or Catherine Allen-Rea
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

SHARLET REHR
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY:  DEPUTY

2016 SEP 22 PM 1:25

FILED

TX-16-28365-FC

LEGAL DESCRIPTION

STATE OF TEXAS:
COUNTY OF COLLIN:

SITUATED IN THE JOEL LEE SURVEY, ABSTRACT NO. 542 IN COLLIN COUNTY, TEXAS, AND BEING PART OF A 5.0 ACRE TRACT RECORDED IN VOLUME 3713, PAGE 151, DEED RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE CENTERLINE OF COUNTY ROAD 574 AT THE SOUTHWEST CORNER OF SAID 5.0 ACRE TRACT:

THENCE NORTH 0 DEGREES 02 MINUTES 50 SECONDS WEST, A DISTANCE OF 470.82 FEET TO A 3/8 INCH IRON ROD SET FOR CORNER:

THENCE EAST A DISTANCE OF 150.0 FEET TO A 3/8 INCH IRON ROD SET FOR CORNER:

THENCE SOUTH 0 DEGREES 02 MINUTES 50 SECONDS WEST, A DISTANCE OF 302.82 FEET TO A 3/8 INCH IRON ROD SET FOR CORNER:

THENCE WEST A DISTANCE OF 75.0 FEET TO A 3/8 INCH IRON ROD SET FOR CORNER:

THENCE SOUTH 0 DEGREES 02 MINUTES 50 SECONDS EAST, A DISTANCE OF 75.0 FEET TO A 3/8 INCH IRON ROD SET FOR CORNER:

THENCE WEST A DISTANCE OF 15.0 FEET TO A 3/8 INCH IRON ROD SET FOR CORNER:

THENCE SOUTH 0 DEGREES 02 MINUTES 50 SECONDS EAST, A DISTANCE OF 93.0 FEET TO A 3/8 INCH IRON ROD SET FOR CORNER IN THE CENTERLINE OF COUNTY ROAD 574:

THENCE WEST A DISTANCE OF 60.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.30 ACRES OF LAND.