

December 3, 2019

002129

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
3/19/2009

**Grantor(s)/Mortgagor(s):**  
ELIZABETH RODRIGUEZ, A SINGLE WOMAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE  
FOR MONUMENT FINANCIAL SERVICES, INC.,  
ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
JPMorgan Chase Bank, National Association

**Recorded in:**  
**Volume:** 314  
**Page:** 117  
**Instrument No:** 586

**Property County:**  
RUNNELS

**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:** PLAT SHOWING A SURVEY OF LOT 35 AND THE NORTH HALF OF LOT 34,  
BLOCK 2, SUNLAWN ADDITION, CITY WINTERS, RUNNELS COUNTY, TEXAS. AS PER PLAT  
RECORDED IN THE OFFICE OF THE COUNTY CLERK, RUNNELS COUNTY, TEXAS.

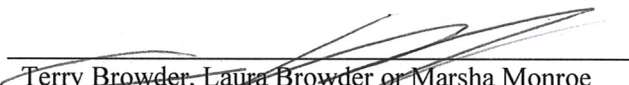
**Date of Sale:** 12/3/2019

**Earliest Time Sale Will Begin:** 10am

**Place of Sale of Property:** OUTSIDE THE FRONT DOOR OF THE COURTHOUSE, INCLUDING  
THE FRONT LANDING AND STEPS OF THE COURTHOUSE WHICH FACES US HIGHWAY 67  
ALSO KNOWN AS HUTCHINGS AVENUE 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 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.**

  
Terry Browder, Laura Browder or Marsha Monroe  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-19-74726-POS  
**Loan Type:** Farm Loan

POSTED October 24, 2019  
At 10:25 o'clock A M  
Julia Miller  
County Clerk, Runnels County, Texas  
By Nancy Evans Deputy