

Current Borrower: FRANK BEAUCHAMP AND HIS WIFE MARY FRANCIS BEAUCHAMP  
MH File Number: TX-12-18105-FC  
VA/FHA/PMI Number:  
Loan Type: Conventional Residential  
Property Address: 107 SPUR 152, BECKVILLE, TX 75631

## NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:  
1/5/2000

Grantor(s)/Mortgagor(s):  
FRANK BEAUCHAMP AND HIS WIFE MARY  
FRANCIS BEAUCHAMP

Original Beneficiary/Mortgagee:  
ADVANTA NATIONAL BANK

Current Beneficiary/Mortgagee:  
JPMorgan Chase Bank, National Association

Recorded in:  
Volume: 1082  
Page: 11  
Instrument No: 61037

Property County:  
PANOLA

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:** ALL THAT CERTAIN 2.850 ACRE TRACT OF LAND, A PART OF THE EDWIN SMITH SURVEY A-601, PANOLA COUNTY, TEXAS, BEING THE REMAINDER OF THAT CERTAIN TRACT OF LAND CALLED 11-2/3 ACRES DESCRIBED IN A DEED FROM LARKIN BOOTY AND WIFE, JOSEPHINE BOOTY TO MRS. JULIA C. BARRON DATED JANUARY 12, 1895 SEE EXHIBIT A.

Date of Sale: 6/7/2016

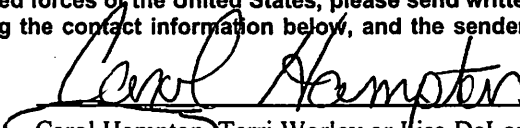
Earliest Time Sale Will Begin: 1:00PM

**Place of Sale of Property:** THE STEPS OF THE PANOLA COUNTY COURTHOUSE, SUCH STEPS BEING LOCATED ON THE EAST SIDE OF THE PANOLA COUNTY COURTHOUSE 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 Chase, using the contact information below, and the sender of this notice immediately.

Active Duty Notifications:  
Chase  
Attn: SCRA Request  
P.O. Box 183240  
Columbus, OH 43218-3240  
Fax: 843 413 5433  
[scra.military.orders@chase.com](mailto:scra.military.orders@chase.com)

  
\_\_\_\_\_  
Carol Hampton, Terri Worley or Lisa DeLong  
or Cole D. Patton or Catherine Allen-Rea  
MCCARTHY HOLTHUS - TEXAS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

FILED FOR RECORD  
IN MY OFFICE

AT 12:04 O'CLOCK 9 M

APR 28 2016

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY M. Thoms DEPUTY

TX-12-18105-FC

EXHIBIT A

All that certain 2.850 acre tract of land, a part of the EDWIN SMITH Survey, Panola County, Texas, being the remainder of that certain tract of land called 11-2/3 acres described in a deed from Larkin Booty and wife, Josephine Booty to Mrs. Julia C. Barron dated January 12, 1895, recorded in volume 5, page 213 of the deed records of Panola County, Texas, and being more particularly described as follows:

**BEGINNING** at the Northwest corner of that certain tract of land called 0.8 acres described in a deed from Eva Estelle Barron to T.B. Waits and wife, Juanita Waits dated October 14, 1975 recorded in Volume 569, Page 454, of the Deed Records of Panola County, Texas, on the West line of the abovementioned tract of land called 11-2/3 acres, an angle iron found in a fence corner for a corner and Point of Beginning;

**THENCE** N 20 deg. 18' W with the fence along the West line of the said tract a distance of 478.7 feet to a fence corner on the South Right-of-Way line of Levi Street;

**THENCE** N 69 deg. 39' E with the said South Right-of-Way line of Levi Street a distance of 170.6 feet to an iron pipe set for a corner at its intersection with the West Right-of-Way line of Spur 152;

**THENCE** Southeasterly with the said West Right-of-Way line of Spur 152 along a curve to the Right a distance of 456.5 feet to a Point of Tangency (said curve having a central angle of 38 deg. 32' and a radius of 678.9 feet) and S 15 deg. 02' E a distance of 64.9 feet to the Northeast corner of the said T.B. Waits lot, from which an angle iron found for a reference corner bears S 73 deg. 59' W at 0.9 feet;

**THENCE** S 73 deg. 59' W with the North line of the said Waits lot a distance of 273.8 feet to the Point of Beginning, containing 2.850 acres.