

19-051

06/10/2019 10:33:23 AM Total Pages: 3 Fee: 5.00  
Debbie Hollan, County Clerk - Waller County, TX



## **NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
4/13/2017

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE  
FOR MORTGAGE RESEARCH CENTER, LLC DBA  
VETERANS UNITED HOME LOANS, ITS  
SUCCESSORS AND ASSIGNS

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 1702814

**Mortgage Servicer:**  
JPMorgan Chase Bank, National Association is  
representing the Current Beneficiary/Mortgagee under a  
servicing agreement with the Current  
Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**  
JAMES L SHAW, AND JOSEPHINE D SHAW,  
HUSBAND AND WIFE

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

**Property County:**  
WALLER

**Mortgage Servicer's Address:**  
1111 Polaris Parkway,  
Columbus, OH 43240

**Legal Description:** LOTS FOUR (4) AND FIVE (5) AND THE SOUTH ONE-HALF (S/2) OF LOT THREE (3), IN BLOCK THREE HUNDRED TWENTY-SIX (326), OF THE TOWN OF HEMPSTEAD, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 106, PAGE 306 DEED RECORDS AND IN VOLUME 516, PAGE 850 OFFICIAL PUBLIC RECORDS WALLER COUNTY, TEXAS.

**Date of Sale:** 8/6/2019

**Earliest Time Sale Will Begin:** 1pm

**Place of Sale of Property:** THE FOYER AT THE SOUTH ENTRANCE OF THE 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.

**MH File Number:** TX-19-72823-POS  
**Loan Type:** VA

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.



Megan Randle or Ebbie Murphy  
or Thuy Frazier  
or Cindy Mendoza  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

***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.**

## FILED AND RECORDED

**Instrument Number: 19-051**

Filing and Recording Date: 06/10/2019 10:33:23 AM Pages: 3 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in black ink that reads "Debbie Hollan". The signature is written in a cursive style.

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Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To: