

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/29/2006

Grantor(s)/Mortgagor(s):
JAMES MCKINNON AND WIFE, CHERRY
MCKINNON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR NTFN, INC., DBA PREMIER
NATIONWIDE LENDING, ITS SUCCESSORS
AND ASSIGNS

Current Beneficiary/Mortgagee:
Bank of America, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 20066478

Property County:
GILLESPIE

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: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

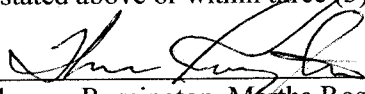
Date of Sale: 3/6/2018

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: AT THE MAIN FRONT DOOR FACING MAIN STREET OF THE
COUNTY COURTHOUSE IN FREDRICKSBURG, GILLISPIE COUNTY, TX 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):
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.

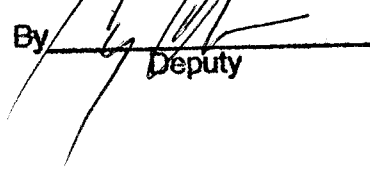


Thomas Rossington, Martha Rossington, Jill
Nichols, Meghan Lamonte, Kevin Key, Jay
Jacobs
or Cole D. Patton
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

#posted
(c)
11:01 AM

FEB 01 2018

FILED
MARY LYNN RUSCHE
COUNTY CLERK
Gillespie Co., Texas

By 
Deputy

MH File Number: TX-17-32951-POS
Loan Type: Conventional Residential

TX-17-32951-POS

TRACT I:

BEING 9.98 acres of land, more or less, situated in Gillespie County, Texas, part of the Wendelin Mittel Survey No. 641, Abstract No. 473; said 9.98 acre tract of land is described by metes and bounds on Exhibit "A", attached hereto and made a part hereof.

TRACT II:

TOGETHER WITH AN ACCESS EASEMENT over and across that certain roadway, situated in Gillespie County, Texas, and passes through part of the Wendelin Mittel Survey No. 641, Abstract No. 473, and through part of the George W. Ward Survey No. 2, Abstract No. 719; the centerline of which is described by metes and bounds on Exhibit "B", attached hereto and made a part hereof.

TRACT III:

TOGETHER WITH AN ACCESS EASEMENT over and across that certain roadway, situated in Gillespie County, Texas, and passes through part of the Wendelin Mittel Survey No. 641, Abstract No. 473; the centerline of which is described by metes and bounds on Exhibit "C", attached hereto and made a part hereof.

EXHIBIT " A "

9.98 acre tract

STATE OF TEXAS, *
COUNTY OF GILLESPIE. *

Field notes and accompanying plat of a survey of 9.98 acres of land, more or less, made at the request of JPS Operations. Said land is situated Gillespie County, Texas, being part of the Wendelin Mittel Survey No. 641, Abstract No. 473, and being part of that 345.1 acre tract of land described in a conveyance to Peter Steins, Trustee, by Smith-Tow Family Partners Ltd., dated November 24, 1998, found of record in Volume 360, pages 22-27 of the Real Property Records of Gillespie County, Texas.

Said 9.98 acre tract of land is described by metes and bounds as follows, to wit:

BEGINNING at a 1/2 inch dia. steel bar set in fence line, being a point in the occupational East line of Wendelin Mittel Survey No. 641, Abstract No. 473, and the occupational West line of the Frederick Klett Survey No. 4, Abstract No. 381, and in a occupational West line of that 640 acre tract of land described of record in Volume 28, pages 618-619 of the Deed Records of Gillespie County, Texas, for the N.E. corner of this tract of land, from which the N.E. corner of said 345.1 acre tract bears N. 25 deg. 30 min. 40 sec. E. 1597.25 feet and N. 25 deg. 35 min. 20 sec. E. 1332.40 feet;

THENCE with the general course of a fence along the East line of said 345.1 acre tract, S. 25 deg. 30 min. 40 sec. W. 711.70 feet to a pipe fence post, for the S.E. corner of this tract of land;

THENCE over and across said 345.1 acre tract as follows:

- S. 67 deg. 35 min. 40 sec. W. 273.68 feet to a 1/2" dia. steel bar set;
- N. 37 deg. 08 min. 15 sec. W. 381.43 feet to a 1/2" dia. steel bar set;
- N. 16 deg. 29 min. 30 sec. E. 452.67 feet to a 1/2" dia. steel bar set;
- N. 68 deg. 44 min. 50 sec. E. 478.71 feet to a 1/2" dia. steel bar set;
- S. 52 deg. 30 min. 45 sec. E. 271.15 feet to the place of BEGINNING

EXHIBIT " B "

Centerline of a proposed
road easement No. 1

STATE OF TEXAS, *
COUNTY OF GILLESPIE. *

Field notes and accompanying plat of a survey of centerline of traveled road made at the request of JPS Operations. Said road is situated Gillespie County, Texas, and passes through part of the Wendelin Mittel Survey No. 641, Abstract No. 473, through part of George W. Ward Survey No. 2, Abstract No. 719, and through part of that 345.1 acre tract of land described in a conveyance to Peter Steins, Trustee, by Smith-Tow Family Partners Ltd., dated November 24, 1998, found of record in Volume 360, pages 22-27 of the Real Property Records of Gillespie County, Texas.

Said centerline of road is described by metes and bounds as follows, to wit:

BEGINNING at a point in the centerline of a traveled road, and being in the N.W. line of a 9.98 acre tract of land this day surveyed for JPS Operations, 338.73 feet S. 68 deg. 44 min. 50 sec. W. from it's North corner, for the POINT OF BEGINNING, from which a cedar corner post found set for the N.E. corner of said 345.1 acre tract of land bears N. 68 deg. 44 min. 50 sec. E. 338.73 feet, S. 52 deg. 30 min. 45 sec. E. 271.15 feet, N. 25 deg. 30 min. 40 sec. E. 1597.25 feet, and N. 25 deg. 35 min. 20 sec. E. 1332.40 feet;

THENCE with the centerline of said traveled road as follows:

N. 06 deg. 28 min. 20 sec. W. 230.34 feet;
N. 27 deg. 13 min. 15 sec. W. 127.52 feet;
N. 58 deg. 49 min. 45 sec. W. 42.37 feet;
N. 78 deg. 49 min. 00 sec. W. 43.73 feet;
N. 68 deg. 36 min. 25 sec. W. 113.65 feet;
N. 56 deg. 54 min. 55 sec. W. 90.38 feet;
N. 33 deg. 16 min. 45 sec. W. 47.30 feet;
N. 09 deg. 34 min. 30 sec. W. 345.11 feet;
N. 21 deg. 23 min. 15 sec. W. 44.96 feet;
N. 63 deg. 25 min. 15 sec. W. 40.19 feet;
S. 56 deg. 19 min. 45 sec. W. 131.84 feet;
S. 74 deg. 37 min. 25 sec. W. 124.43 feet;
S. 38 deg. 41 min. 40 sec. W. 53.68 feet;
S. 04 deg. 09 min. 55 sec. W. 66.85 feet;
S. 28 deg. 07 min. 55 sec. E. 128.28 feet;
S. 46 deg. 44 min. 40 sec. E. 103.58 feet;
S. 62 deg. 42 min. 30 sec. E. 87.65 feet;
S. 46 deg. 31 min. 55 sec. E. 45.66 feet;
S. 20 deg. 26 min. 25 sec. E. 234.37 feet;
S. 07 deg. 36 min. 05 sec. E. 97.38 feet;
S. 01 deg. 28 min. 40 sec. W. 151.33 feet;
S. 10 deg. 30 min. 00 sec. W. 117.04 feet;
S. 19 deg. 04 min. 30 sec. W. 94.65 feet;
S. 31 deg. 16 min. 50 sec. W. 113.95 feet;

S. 46 deg. 38 min. 15 sec. W. 116.42 feet;
S. 28 deg. 46 min. 10 sec. W. 52.88 feet;
S. 10 deg. 15 min. 20 sec. W. 146.36 feet;
S. 26 deg. 56 min. 10 sec. W. 190.14 feet;
S. 10 deg. 54 min. 40 sec. W. 68.40 feet;
S. 04 deg. 35 min. 40 sec. W. 172.63 feet;
S. 25 deg. 14 min. 30 sec. E. 70.63 feet;
S. 50 deg. 30 min. 20 sec. E. 80.29 feet;
S. 54 deg. 27 min. 30 sec. E. 112.41 feet;
S. 32 deg. 03 min. 35 sec. E. 71.41 feet;
S. 09 deg. 19 min. 55 sec. E. 76.49 feet;
S. 07 deg. 33 min. 40 sec. W. 287.91 feet;
S. 10 deg. 41 min. 25 sec. W. 471.47 feet to a 1/2 inch steel bar set in the centerline of the Lower Crabapple (county) Road, for the end of this description of the centerline of said road.

EXHIBIT " C "

Centerline of proposed
road easement No. 2

STATE OF TEXAS, *
COUNTY OF GILLESPIE. *

Field notes and accompanying plat of a survey of centerline of traveled road made at the request of JPS Operations. Said road is situated Gillespie County, Texas, and passes through part of the Wendelin Mittel Survey No. 641, Abstract No. 473, and through part of that 345.1 acre tract of land described in a conveyance to Peter Steins, Trustee, by Smith-Tow Family Partners Ltd., dated November 24, 1998, found of record in Volume 360, pages 22-27 of the Real Property Records of Gillespie County, Texas.

Said centerline of road is described by metes and bounds as follows, to wit:

BEGINNING at a point in the centerline of a traveled road, for the POINT OF BEGINNING, from which a cedar corner post found set for the N.E. corner of said 345.1 acre tract of land bears S. 78 deg. 49 min. 00 sec. E. 43.73 feet, S. 58 deg. 49 min. 45 sec. E. 42.37 feet, S. 27 deg. 13 min. 15 sec. E. 127.52 feet, S. 06 deg. 28 min. 20 sec. E. 230.34 feet, N. 68 deg. 44 min. 50 sec. E. 338.73 feet, S. 52 deg. 30 min. 45 sec. E. 271.15 feet, N. 25 deg. 30 min. 40 sec. E. 1597.25 feet, and N. 25 deg. 35 min. 20 sec. E. 1332.40 feet;

THENCE with the centerline of said traveled road as follows:

S. 49 deg. 09 min. 55 sec. W. 189.89 feet;

S. 37 deg. 10 min. 35 sec. W. 165.48 feet to a 1/2 inch steel bar set in the centerline of proposed road easement, for the end of this description of the centerline of said road.