

**Current Borrower:** DENNIS IVAN SMITH, JOINED HEREIN PRO FORMA BY HIS WIFE, CHERYL M. SMITH  
**MH File Number:** TX-16-28089-FC  
**VA/FHA/PMI Number:**  
**Loan Type:** VA  
**Property Address:** 602 N 17TH ST, COPPERAS COVE, TX 76522

FILED  
AT 11:35 O'CLOCK A.M.

AUG 11 2016

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
11/15/2011

**Grantor(s)/Mortgagor(s):** COUNTY CLERK, CORYELL CO., TEXAS  
DENNIS IVAN SMITH, JOINED HEREIN PRO  
FORMA BY HIS WIFE, CHERYL M. SMITH

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

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

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 249717

**Property County:**  
CORYELL

**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:** LOT NINE (9), BLOCK TWO (2), OF HIGHLAND HEIGHTS ADDITION FIRST  
EXTENSION, SECOND UNIT, COPPERAS COVE, CORYELL COUNTY, TEXAS, AS SHOWN OF RECORD  
IN VOLUME 1, PAGE 62, PLAT RECORDS OF CORYELL COUNTY, TEXAS.

**Date of Sale:** 9/6/2016

**Earliest Time Sale Will Begin:** 10:00AM

**Place of Sale of Property:** NORTH DOOR/STEPS/PORCH THE NORTH ENTRANCE TO 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.

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.

  
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Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna  
Stockman, David Stockman, Lori McCarty, Denise  
Boerner, Jill Nichols or Meghan Lamonte  
or Cole D. Patton  
or Catherine Allen-Rea  
McCARTHY HOLTHUS - TEXAS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075