

#16

1301 GLENSHIRE LN  
NAVASOTA, TX 77868

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**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**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.**

**1. Date, Time, and Place of Sale.**

Date: April 02, 2024

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: SOUTH DOOR (ALSO KNOWN AS THE FRONT DOOR) OF THE GRIMES COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 29, 2007 and recorded in Document INSTRUMENT NO. 00218818 real property records of GRIMES County, Texas, with BERNECIA MCGINTY AND MARK MCGINTY, grantor(s) and CHASE BANK USA, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BERNECIA MCGINTY AND MARK MCGINTY, securing the payment of the indebtednesses in the original principal amount of \$125,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

**FILED FOR RECORD**

At 2:28 O'Clock P M

**MAR 08 2024**

VANESSA BURZYNSKI  
COUNTY CLERK, GRIMES COUNTY, TX  
By Barbara Kunch, Deputy



**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OIAN, MATTHEW HANSEN, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the GRIMES County Clerk and caused to be posted at the GRIMES County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

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GRIMES

**EXHIBIT "A"**

BEING LOT NO. NINETEEN (19), BLOCK C, NOTTINGHAM ESTATES, A SUBDIVISION LYING AND BEING SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAVASOTA, GRIMES COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 453, PAGE 449, REAL PROPERTY RECORDS, GRIMES COUNTY, TEXAS.



\*VG-1576-2024-16\*

**Grimes County  
Vanessa Burzynski  
Grimes County Clerk**

**Instrument Number: 16**

Foreclosure Posting

Recorded On: March 08, 2024 02:28 PM

Number of Pages: 4

**" Examined and Charged as Follows: "**

Total Recording: \$7.00

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 16  
Receipt Number: 20240308000025  
Recorded Date/Time: March 08, 2024 02:28 PM  
User: Barbara K  
Station: Clerk01

**Record and Return To:**

TEXAS TRUSTEE & TITLE LLC  
PO BOX 6449  
HOT SPRINGS AR 71902



**STATE OF TEXAS  
Grimes County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Grimes County, Texas**

Vanessa Burzynski  
Grimes County Clerk  
Grimes County, TX

*Vanessa Burzynski*