

88

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 04/30/2010
Grantor(s): RICHARD B. BROOKS, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR OVERLAND MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$78,571.00
Recording Information: Book 1639 Page 728 Instrument 00035797
Property County: Hill
Property:

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING A PART OF LOTS 4 AND 5; BLOCK 1 OF THE CHISHOLM TRAIL RETREAT ANNEX NO. 3 SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE AB-240 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY. SAID LAND IS A PART OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM ROSS C. CLARK ET UX, JEWELL M. CLARK TO ERMINE MILLER ET UX, JERRIE MILLER RECORDED IN VOLUME 1380, PAGE 427 AND A PART OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM DANNY HENSLEE ET UX, DONNA HUNSLEE TO DENNIS VARDEMAN RECORDED IN VOLUME 1135, PAGE 649 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET AT A FENCE CORNER IN THE NORTHEAST LINE OF OWL HOLLOW ROAD AND IN THE SOUTHWEST LINE OF OWL HOLLOW ROAD FOR THE WEST CORNER OF THIS, SAID ROD BEING S54DEGREES04'51"E 11.99 FEET FROM A 1" IRON PIPE FOUND IN THE NORTHEAST LINE OF OWL HOLLOW ROAD FOR THE WEST CORNER OF SAID LOT 4 AND FOR THE SOUTH CORNER OF SAID LOT 5:

THENCE WITH THE NORTH LINE OF SAID MILLER TRACT AND THE SOUTH LINE OF SAID VARDEMAN TRACT AS ESTABLISHED BY CORRECTION COMMON BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 1637, PAGE 702 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY AND GENERALLY ALONG A FENCE, N52DEGREES54'04"E, AT 97.79 FEET PASSING A 1/2" IRON ROD FOUND IN THE NORTHWEST LINE OF SAID LOT 4 AND IN THE SOUTHWEST LINE OF SAID LOT 5, IN ALL A DISTANCE OF 195.56 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHEAST LINE OF SAID LOT 5 AND IN THE SOUTHWEST LINE OF EZELL DRIVE FOR THE NORTH CORNER OF THIS;

THENCE WITH THE SOUTHWEST LINE OF EZELL DRIVE, S44DEGREES 36'25"E 12.07 FEET TO A 1/2" IRON ROD FOUND FOR THE EAST CORNER OF SAID LOT 5 AND FOR THE NORTH CORNER OF SAID LOT 4 AND S53DEGREES 05'00"E 99.98 FEET TO A 5/8" IRON ROD FOUND AT A CHAIN LINK FENCE CORNER FOR THE EAST CORNER OF SAID LOT 4 AND FOR THE EAST CORNER OF THIS;

THENCE GENERALLY ALONG A CHAIN LINK FENCE, S59DEGREES 43'35"W 200.36 FEET TO A 3/8" IRON ROD FOUND AT A CHAIN LINK FENCE CORNER IN THE NORTHEAST LINE OF OWL HOLLOW ROAD FOR THE SOUTH CORNER OF SAID LOT 4 AND FOR THE SOUTH CORNER OF THIS;

THENCE WITH THE NORTHEAST LINE OF OWL HOLLOW ROAD AND GENERALLY ALONG A FENCE, N54 DEGREES 04'51"W 88.11 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.426 ACRES OF LAND.

Reported Address: 115 EZELL DRIVE, BLUM, TX 76627

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of September, 2014
Time of Sale: 01:00 PM or within three hours thereafter.
Place of Sale: AT THE EAST DOOR OF THE COURTHOUSE in Hill County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hill County Commissioner's Court.

Substitute Trustee(s): Tim Lewis or Angela Lewis or Cecil Kester or Brian Jackson or Lori Garner or Donna Stockman or David Stockman, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tim Lewis or Angela Lewis or Cecil Kester or Brian Jackson or Lori Garner or Donna Stockman or David Stockman, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2014 JUL 28 PM 2:43

Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Tim Lewis or Angela Lewis or Cecil Kester or Brian Jackson or Lori Garner or Donna Stockman or David Stockman, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.