

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**DEED OF TRUST INFORMATION:**

Date: 01/19/2007
Grantor(s): MICHAEL C HOOK AND KIMBERLY HOOK, AS HUSBAND AND WIFE
Original Mortgagee: LOU ANN BRANSFORD DBA TRINITY MORTGAGE SERVICES
Original Principal: \$118,877.00
Recording Information: Book 1230 Page 313 Instrument 00070490
Property County: Limestone
Property:

BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE CITY OF MEXIA AND BEING LOTS 1, 2, AND PART OF 3 IN BLOCK 164 ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 17 (PLAT # 513 AND 514) OF THE PLAT RECORDS OF LIMESTONE COUNTY, TEXAS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 80-D NAIL FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1 AND THE INTERSECTION OF THE NORTH LINE OF CARTHAGE STREET WITH THE EAST LINE OF KAUFMAN STREET; THENCE, N 03 DEGREES 50' 00" W, ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID KAUFMAN STREET 115.00 FEET TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID LOT 1 AND ON THE SOUTH LINE OF A 20 FOOT ALLEY; THENCE, N 85 DEGREES 20' 00" E, ALONG THE SOUTH LINE OF SAID ALLEY 130.26 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE, S 03 DEGREES 50' 00" E, THROUGH SAID LOT 3 115.00 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THIS TRACT AND ON THE NORTH LINE OF SAID CARTHAGE STREET; THENCE, S 85 DEGREES 20' 00" W, ALONG THE SAID NORTH LINE OF CARTHAGE STREET 130.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.344 ACRES OF LAND MORE OR LESS.

Reported Address: 601 E CARTHAGE ST, MEXIA, TX 76667

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 4th day of November, 2014
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET in Limestone County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Limestone County Commissioner's Court.

Substitute Trustee(s): Lori Garner or Sharon St. Pierre or Sheryl LaMont or Robert LaMont, 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 Lori Garner or Sharon St. Pierre or Sheryl LaMont or Robert LaMont, 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

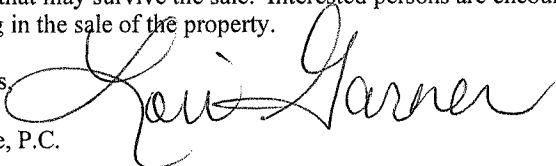
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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. Lori Garner or Sharon St. Pierre or Sheryl LaMont or Robert LaMont, 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.



00001047

Filed for Record in:
Limestone County

On: Oct 14, 2014 at 01:18P

By: Olsa Guzman

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was
filed on the date and time stamped hereon by me and
was duly recorded in the named records of:
Limestone County as stamped hereon by me.

Oct 14, 2014

Peggy Beck, County Clerk
Limestone County