

## NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** July 19, 2007

**Grantor(s):** Guy C Loper and Jaree R. Loper husband and wife

**Original Trustee:** R. J. Daniel

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Cornerstone Mortgage Company, its successors and assigns

**Recording Information:** Vol. 1248, Page 198, or Clerk's File No. 00073939, in the Official Public Records of LIMESTONE County, Texas.

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

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 04/05/2016

**Earliest Time Sale Will Begin:** 11:00 AM

**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.**

**If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.**

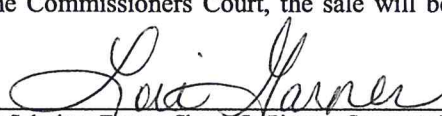
**Legal Description:**

**BEING ALL OF THAT LOT 25, OLIVER ADDITION, SITUATED IN THE CITY OF GROESBECK, LIMESTONE COUNTY, TEXAS AND BEING THAT LOT 25 DESCRIBED IN THE DEED DATED JULY 29, 2002 FROM BOBBIE JEAN SIMS CHAPMAN ET VIR TO MELVIN R. O'DOCHARTY ET AL, RECORDED IN VOL. 1089, PG. 881, DEED RECORDS OF COUNTY, TEXAS, AND RECORDED IN THE OFFICAL PLAT OF RECORD IN VOL. 2, PG. 39, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS, SAID LOT 25 AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the LIMESTONE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

**For Information:**

Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200

  
Lori Garner as Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Bruce Miller as Successor Substitute Trustee, Phillip Pierceall as Successor Substitute Trustee, Aurora Campos as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Matthew Wolfson as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Logan Thomas as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Terry Waters as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee



4566749

EXHIBIT "A"

Description of: Lot 25, Oliver Addition, City of Groesbeck, Limestone County, Texas  
00001172

BEING all of that Lot 25, Oliver Addition, situated in the City of Groesbeck, Limestone County, Texas and being that Lot 25 described in the deed dated July 29, 2002 from Bobbie Jean Sims Chapman et vir to Melvin R. O'Docharty et al, recorded in Vol. 1089, Pg. 881, Deed Records of / County, Texas, and recorded in the official plat of record in Vol. 2, Pg. 39, Plat Records of Limestone County, Texas, said Lot 25 being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2' iron rod in a chain-link fence for the Northwest corner of Lot 25, same being the Southwest corner of Lot 26, from which corner a 2" chain-link fence corner post bears S.29°57'38"E. 1.00 ft;  
THENCE N.60°0'00"E. (basis of bearing) 174.94 ft. to a found 1/2" iron rod in West right of way line of Meadow Lane for the Northeast corner of said Lot 25, same being the Southeast corner of said Lot 26;  
THENCE S.29°57'38"E. 142.72 ft. with the West line of said Meadow Lane to a found 1/2' iron rod for the Southeast corner of said Lot 25, same being the Northeast corner of Lot 24;  
THENCE S.60°00'00"W. 174.94 ft. to a set 1/2' iron rod for the Southwest corner of said Lot 25, same being the Northwest corner of said Lot 24;  
THENCE N.29°57'38"W. 142.72 ft. with the West line of said Lot 25 and the said Oliver Addition to the point of BEGINNING.

Filed for Record in:  
Limestone County

On: Jul 23, 2007 at 03:49P

By: Delores Crabb

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 volume and page of the named records of: Limestone County as stamped hereon by me.

Jul 23, 2007

Peggy Beck, County Clerk  
Limestone County

STATE OF TEXAS

00001172

COUNTY OF Limestone

Before me, the undersigned Notary Public, on this day personally appeared hori Garner as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office this 14<sup>th</sup> day of March, 2016.

Stephanie Smith

Notary Public  
Signature



Filed for Record in:  
Limestone County

On: Mar 14, 2016 at 03:49P

By: Janice Ledet

STATE OF TEXAS

COUNTY OF LINSTONE

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.

Mar 14, 2016

Peggy Beck, County Clerk  
Limestone County