

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/29/2010
Grantor(s): JEFFERY SOJOURNER AND WIFE, KENDRAEL SOJOURNER
Original Mortgagee: TOWN AND COUNTRY BANK
Original Principal: \$77,700.00
Recording Information: Instrument 2010-06811
Property County: Erath
Property:

TRACT ONE: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF DUBLIN IN ERATH COUNTY, TEXAS, ON THE WM. THOMAS SURVEY, AND BEING ALL OF LOT NO. 3 AND THE NORTH 35 FEET OF LOT NO. 4, IN BLOCK NO. 1 OF THE HILL CREST ADDITION TO THE CITY OF DUBLIN ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 176, PAGE 650 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS.

TRACT TWO: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF DUBLIN, ERATH COUNTY, TEXAS, AND BEING THE SOUTHERLY 24 FT. OF LOT NO. 2 OF BLOCK NO. 1 OF THE HILLCREST ADDITION TO THE CITY OF DUBLIN, ERATH COUNTY, TEXAS, AS SHOWN ON A PLAT THEREOF RECORDED IN VOLUME 176, PAGE 650 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

A TRACT OF LAND SITUATED IN THE CITY OF DUBLIN IN ERATH COUNTY, TEXAS IN THE WM. THOMAS SURVEY AND BEING ALL OF LOTS NO. 3, THE NORTH 35 FEET OF LOT NO. 4 AND THE SOUTH 24 FEET OF LOT NO. 2, ALL IN BLOCK NO. 1, HILL CREST ADDITION TO THE CITY OF DUBLIN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 176, PAGE 650 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR ROD RECOVERED WITH A CAP STAMPED RPLS 1983 (CONTROL MONUMENT) IN THE EAST LINE OF NORTH GRAFTON STREET FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT, WHICH LIES S. 14 DEGREES 50' 39" W., 126.00 FEET FROM THE NORTHWEST CORNER OF BLOCK NO. 1;

THENCE S. 74 DEGREES 00' 00" E. (BASE BEARING), 143.09 FEET CROSSING LOT 2 TO A POINT FROM WHICH A 6" WOOD FENCE CORNER POST BEARS S. 14 DEGREES 55' 45" W., 1.11 FEET FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT IN THE WEST LINE OF LOT NO. 4 OF SAID BLOCK NO. 1;

THENCE S. 14 DEGREES 49' 55" W., 111.20 FEET TO A POINT FROM WHICH A 2" METAL FENCE CORNER POST BEARS S. 28 DEGREES 01' 31" W., 3.16 FEET FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT, IN THE WEST LINE OF LOT NO. 12 OF SAID BLOCK NO. 1;

THENCE N. 74 DEGREES 00' 00" W., 143.11 FEET CROSSING LOT NO. 4 TO A 1/2" REBAR ROD SET WITH A CAP STAMPED RPLS 1983 (CONTROL MONUMENT) IN THE EAST LINE OF NORTH GRAFTON STREET FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE N. 14 DEGREES 50' 39" E., 111.20 FEET ALONG THE EAST LINE OF NORTH GRAFTON STREET TO THE POINT OF BEGINNING, AND BEING THE SAME LAND DESCRIBED IN DEED DATED MAY 18, 2009, EXECUTED BY HAZEL L. FINE TO LOREN ALLEN FINE, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS, UNDER DOCUMENT NO. 2009-02144.

Reported Address: 617 N GRAFTON ST, DUBLIN, TX 76446-1113

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 6th day of January, 2015
Time of Sale: 10:00AM or within three hours thereafter.

Place of Sale: AT THE OUTSIDE SOUTH STEPS OF THE COURTHOUSE in Erath County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Erath County Commissioner's Court.

Substitute Trustee(s): Angela Lewis or Tim Lewis or Brenda Wiggs or Denise Boerner or Donna 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

POSTED
12:55 A.M. _____ P.M.

DEC 15 2014

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY [Signature] DEPUTY

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 Angela Lewis or Tim Lewis or Brenda Wiggs or Denise Boerner or Donna 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 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. Angela Lewis or Tim Lewis or Brenda Wiggs or Denise Boerner or Donna 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.

