

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
JUL 13 2015
AMY FINCHER
Solely as Nominee
County Court of Law
Angelina County
By _____

DEED OF TRUST INFORMATION:

Date: 12/17/2001
Grantor(s): LYNN MALONE, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONICS REGISTRATION SYSTEMS, INC. FOR SHELTER MORTGAGE COMPANY, L.L.C., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$40,685.00
Recording Information: Book 1503 Page 284 Instrument 00150278
Property County: Angelina
Property:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE CITY OF LUFKIN, ANGELINA COUNTY, TEXAS OUT OF THE J. L. QUINALTY SURVEY, ABSTRACT NO. 40 AND BEING A PART OR PORTION OF LOT 5 OF THE GARRETT'S ADDITION RECORDED IN CABINET B, SLIDE 2A OF THE MAP OR PLAT RECORDS OF SAID COUNTY TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES AND THE SAID PART OR PORTION BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN 0.007 ACRE TRACT DESCRIBED IN A DEED TO THE CITY OF LUFKIN RECORDED IN VOLUME 1054, ON PAGE 581 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, A 1/2" IRON PIN FOUND FOR CORNER ON THE SOUTH BOUNDARY LINE OF THE AFORESAID LOT 5 AND THE WEST RIGHT OF WAY LINE OF MARTIAN LUTHER KING DRIVE;

THENCE N 86DEGREES 16'51" W, WITH THE SOUTH BOUNDARY LINE OF THE SAID LOT 5, AT 143.10 FEET THE SOUTHWEST CORNER OF SAME, A POINT FOR CORNER FROM WHICH A 1/2" IRON PIN SET FOR REFERENCE CORNER BEARS N 06DEGREES 12' 15" E 1.24 FEET;

THENCE N 06DEGREES 12' 15" E, WITH THE WEST BOUNDARY LINE OF THE SAID LOT 5, AT 50.00 FEET THE NORTHWEST CORNER OF SAME, A POINT FOR CORNER FROM WHICH A 1/2" IRON PIN SET FOR REFERENCE CORNER BEARS N 06DEGREES 12' 15" E 1.24 FEET;

THENCE S 86DEGREES 16'51" E, WITH THE NORTH BOUNDARY LINE OF THE SAID LOT 5, AT 144.30 FEET THE NORTHWEST CORNER OF THE SAID 0.007 ACRE TRACT, A POINT FOR CORNER ON A WATER METER BOX AND ON THE SAID WEST RIGHT OF WAY LINE OF MARTIN LUTHER KING DRIVE;

THENCE S 07DEGREES 34'40" W, WITH THE WEST BOUNDARY LINE OF THE SAID 0.007 ACRE TRACT AND THE SAID WEST RIGHT OF WAY LINE, AT 50.07 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.165 ACRE OF LAND, MORE OR LESS.

BEARINGS BASED ON CALLED BEARING OF S 07DEGREES 34'40" W FOR THE WEST BOUNDARY LINE OF THE SAID 0.007 ACRE TRACT AND REFERENCE IS MADE TO A PLAT OF EVEN DATE.

Reported Address: 601 MARTIN LUTHER KING DRIVE, LUFKIN, TX 75904

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 August, 2015
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: The Angelina County Courthouse Annex 606 East Lufkin Ave, Lufkin, TX in the hallway outside the Commissioner's Courtroom adjacent to the Atrium; or the front steps of the main entrance to the Angelina County Courthouse if the Courtroom is closed for holidays or elections. in Angelina County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Angelina County Commissioner's Court.

Substitute Trustee(s): Robert LaMont, Sheryl LaMont, David Sims, 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 Robert LaMont, Sheryl LaMont, David Sims, 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;

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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. Robert LaMont, Sheryl LaMont, David Sims, 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.

Sheryl LaMont
7-13-15