

C&S No. 44-14-2837 / Conventional / No
JPMorgan Chase Bank, National Association

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 & Stawiariski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: April 09, 2010

Grantor(s): Maria Bowen, a single woman

Original Trustee: Allan B. Polunsky

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for Primelending, a Plainscapital Company, its successors and assigns.

Recording Information: Vol. 1336, Page 822, or Clerk's File No. 00101304, in the Official Public Records of LIMESTONE County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, 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: 11/04/2014 **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.

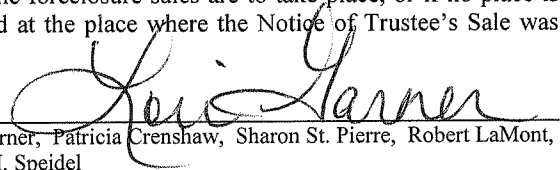
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

Legal Description:

BEING THE EAST 37.5 FT. OF LOT 37 AND ALL OF LOT 38, WHITCOMB PLACE, DIVISION LXXVII, CITY OF GROESBECK, LIMESTONE COUNTY, TEXAS, ACCORDING TO THE OFFICIAL PLAT OF RECORD IN VOL. 1, PG.40, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS, SAID LOTS BEING THE SAME LOTS DESCRIBED IN THE DEED DATED FEBRUARY 7TH, 1995 FROM BILL CLIMER, ET UX TO WILLIAM F. SKEEN, ET UX, AND RECORDED IN VOL. 924, PG. 150, DEED RECORDS OF LIMESTONE COUNTY, TEXAS, SAID LOTS BEING 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.



Lori Garner, Patricia Crenshaw, Sharon St. Pierre, Robert LaMont,
Mary M. Speidel
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161. Ste 305.
Irving, TX 75039

For Information:

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



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EXHIBIT A

BEING the East 37.5 ft. of Lot 37 and all of Lot 38, Whitcomb Place, Division LXXVII, City of Groesbeck, Limestone County, Texas, according to the official plat of record in Vol.1, Pg.40, Plat Records of Limestone County, Texas, said lots being the same lots described in the deed dated February 7th, 1995 from Bill Climer, et ux to William F. Skeen, et ux, and recorded in Vol.924, Pg.150, Deed Records of Limestone County, Texas, said lots being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod in the South line of Navasota Street and the Northeast corner of the Roy H. Carter tract recorded in Vol. 957, Pg.244, L.C.D.R. For Northwest corner of this tract, said corner bears S.58°00'E. 12.50 ft. from the Northwest corner of Lot 37, same being the Northeast corner of Lot 38, and S.58°00'E. 50.00 ft. from a found 1/2" iron rod for Northwest corner of Lot 36 and reference corner;

THENCE S.58°00'E. at 37.50 ft. the Northeast corner of Lot 37 and the Northwest corner of Lot 38, in all, 87.50 ft. to a found 1/2" iron rod for Northeast corner of Lot 38 and Northwest corner of Lot 39;

THENCE S.32°00'W. 115.00 ft. to a found 1/2" iron rod for Southeast corner of Lot 38 and Southwest corner of Lot 39, from which corner a chain link fence corner bears N.32°00'E. 0.50 ft. and S58°00'E. 2.20 ft.

THENCE N58°00'W. with the North line of an alley, at 50.00 ft. the Southwest corner of Lot 38 and the Southeast corner of Lot 37, in all, 87.50 ft. to a set 1/2" iron rod for Southwest corner of this tract, from which corner a chain link fence corner bears S58°00'E. 3.58 ft. and S.32°00'W. 0.40 ft., same being the Southeast corner of said Roy H. Carter tract;

THENCE N.32°00'E. 115.00 ft. to the point of BEGINNING.

Filed for Record in:
Limestone County

On: Oct 14, 2014 at 01:18P

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 named records of Limestone County as stamped hereon by me.

Oct 14, 2014

Peggy Beck, County Clerk
Limestone County