

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALEDEED OF TRUST INFORMATION:

**Date:** 09/26/2011  
**Grantor(s):** KALA C. MAYFIELD, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS  
  
**Original Principal:** \$70,984.00  
**Recording Information:** Book 1378 Page 459 Instrument 00113766  
**Property County:** Limestone  
**Property:**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, PART OF THE PEDRO VARELA XI LEAGUE GRANT, ABSTRACT NO. 30, LIMESTONE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 2 ACRE TRACT AS DESCRIBED IN A DEED TO MICHAEL LYND FROM ROBERT SHAMBLIN AND WIFE, BARBARA SHAMBLIN ON JULY 2, 1998 AND RECORDED IN VOLUME 992, PAGE 251 OF THE REAL PROPERTY RECORDS OF LIMESTONE COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED 2 ACRE TRACT, THE NORTHWEST CORNER OF A CALLED 5.77 ACRE TRACT CONVEYED TO STEVEN L. EASTERLING AND WIFE, MELISSA A EASTERLING ON MARCH 6, 2007 IN VOLUME 1234, PAGE 85 AND BEING IN THE CENTER OF LIMESTONE COUNTY ROAD NO. 468; THENCE SOUTH 09 DEG. 48 MIN. 19 SEC. EAST WITH THE EAST LINE OF THE 2 ACRE TRACT AND THE NORTHERLY WEST LINE OF THE 5.77 ACRE EASTERLING TRACT, AT 25.60 FT PASS A 1/2" IRON ROD (SET) AND CONTINUE A TOTAL DISTANCE OF 316.14 FT. TO A 1/2" IRON ROD (FOUND) IN THE BASE OF A HACKBERRY FENCE CORNER FOR AN ANGLE CORNER OF SAME, THE SOUTHEAST CORNER OF THE 2 ACRE TRACT AND BEING A NORTHEAST CORNER OF THE RESIDUE OF A CALLED 17.967 ACRE TRACT CONVEYED TO PHILIP D. EASTERLING AND DORIS K. EASTERLING ON APRIL 25, 1994 IN VOLUME 909, PAGE 12; THENCE SOUTH 77 DEG. 08 MIN. 37 SEC. WEST WITH THE SOUTH LINE OF THE 2 ACRE TRACT AND A NORTH LINE OF THE RESIDUE OF THE 17.967 ACRE EASTERLING TRACT, A DISTANCE OF 275.92 FT. TO A 1/2" IRON ROD (FOUND) AT A FENCE CORNER POST FOR THE SOUTHWEST CORNER OF THE 2 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED 1.10 ACRE TRACT CONVEYED TO DAVID EASTERLING AND SAUNDRA EASTERLING ON MARCH 19, 2009 IN VOLUME 1308, PAGE 128; THENCE NORTH 09 DEG. 33 MIN. 22 SEC. WEST WITH THE WEST LINE OF THE 2 ACRE TRACT AND THE EAST LINE OF THE 1.10 ACRE EASTERLING TRACT, AT 290.00 FT. PASS A 1/2" IRON ROD (SET) AND CONTINUE A TOTAL DISTANCE OF 315.62 FT. TO THE NORTHEAST CORNER OF SAME, THE NORTHWEST CORNER OF THE 2 ACRE TRACT AND BEING IN THE CENTER OF SAID LIMESTONE COUNTY ROAD NO. 468;

THENCE NORTH 77 DEG. 01 MIN. 05 SEC. EAST WITH THE NORTH LINE OF THE 2 ACRE TRACT AND THE CENTER OF LIMESTONE COUNTY ROAD NO. 468, A DISTANCE OF 274.58 FT. TO THE PLACE OF BEGINNING AND CONTAINING 1.99 ACRES OF LAND OF WHICH 0.16 ACRE LIES IN LIMESTONE COUNTY ROAD NO. 468. THE BEARINGS RECITED HEREIN ARE BASED ON THE NORTHERLY WEST LINE OF A CALLED 5.77 ACRE TRACT DESCRIBED IN VOLUME 1234, PAGE 85 OF THE REAL PROPERTY RECORDS OF LIMESTONE COUNTY, TEXAS.

**Reported Address:** 209 LCR 468, MEXIA, TX 76667-2680

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 7th day of April, 2015  
**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

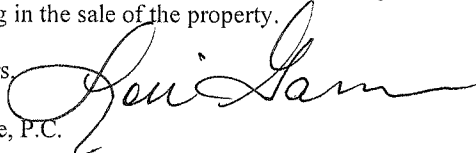
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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.



Filed for Record in:  
Limestone County

On: Mar 16, 2015 at 03:10P

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.

Mar 16, 2015

Peggy Beck, County Clerk  
Limestone County