

Our File Number: 390.100714
Name: LOLA F. SHREVE, AS A SINGLE WOMAN

00001245

Copy of Original
Filed 4/10/17
Not Compared
or Verified

NOTICE OF TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.

WHEREAS, on April, 29 2009, LOLA F. SHREVE, AS A SINGLE WOMAN, executed a Deed Of Trust conveying to TOMMY BASTIAN, BARRETT BURKE WILSON CASTLE DAFFIN & FRAPPIER, L.L.P. as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR TAYLOR, BEAN AND WHITAKER MORTGAGE CORP., in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 00091869, Volume 1310, Page 434 in the DEED OF TRUST OR REAL PROPERTY records of **LIMESTONE COUNTY, TX**; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said DEED OF TRUST;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **May 2, 2017** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in **LIMESTONE COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the front door of the Courthouse, 200 West State Street or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

BEING THE EAST ONE-HALF (1/2) OF LOTS 1 AND 2, AND THE EAST ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2) OF LOT 3, BLOCK 33, CITY OF GROESBECK, LIMESTONE COUNTY, TEXAS ACCORDING TO THE MAP OF SAID CITY OF RECORD IN VOL. 2, PAGE 44, PLAT RECORDS, LIMESTONE COUNTY, TEXAS.

Property Address: 209 SOUTH RUSK STREET
GROESBECK, TX 76642
Mortgage Servicer: Carrington Mortgage Services, LLC
Noteholder: J.P. MORGAN MORTGAGE ACQUISITION CORP.
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. 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.

WITNESS MY HAND this day, April 10, 2017.



Robert Lamont, Sharon St. Pierre, Sheryl Lamont, David Sims, Allan Johnston, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Jonathan Harrison, Markcos Pineda, Doug Woodard, Kristie Alvarez, Julian Perrine, Matt Hansen, Frederick Britton, Chance Oliver or Max Murphy, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
5950 Berkshire Lane, Suite 410
Dallas, TX 75225 469-425-3140

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Filed for Record in:
Limestone County

On: Apr 10, 2017 at 01:57P

By: Olga Guzman

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.

Apr 10, 2017

Peggy Beck, County Clerk
Limestone County