

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 01/16/2009
Grantor(s): MEGHAN COLLINS, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR HOME FINANCING UNLIMITED, INC. DBA TRINITY MORTGAGE SERVICES, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$46,479.00
Recording Information: Book 01474 Page 00158 Instrument 00900286
Property County: Freestone
Property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE DURHAM AVANT SURVEY, A-3, FREESTONE COUNTY, TEXAS, BEING 0.44 ACRE OF LAND IN THE SHAPE OF A RIGHT TRIANGLE AND BEING PART OF A CALLED 1.30 ACRE TRACT, DESCRIBED IN A GENERAL WARRANTY DEED FROM HOWARD D. MUNDAY, JR. AND IDA L. MUNDAY TO LANDIS BAYLESS, DATED NOVEMBER 14, 2002 AND RECORDED IN VOLUME 1217, PAGE 662, OFFICIAL RECORDS FREESTONE COUNTY, TEXAS, SAID 0.44 ACRE TRACT DESCRIBED TO WIT. BEGINNING AT A TEE BAR POST FOUND AT A CROSS TIE FENCE CORNER POST FOR THIS SOUTHWESTERLY CORNER IN THE SOUTHWESTERLY R.O.W. OF U.S. HIGHWAY 75 (100' R.O.W.). SAID POINT BEING AT A POINT WHERE THE WESTERLY PROPERTY OF THE H.P. LANCASTER, 50.0 ACRE TRACT, VOL. 94, PG. 492 CROSSES SAID HIGHWAY, ALSO BEING IN THE EASTERLY LINE OF THE F.E. HAWKINS, 47.0 ACRE TRACT; THENCE NORTH 41 DEGREES 00 MINUTES 40 SECONDS WEST, 336.60 FEET ALONG THE EASTERLY FENCE OF THE HAWKINS TRACT TO A 1/2" IRON ROD AND CAP, RPLS/1858/MJR SET FOR THIS NORTHWEST CORNER; THENCE NORTH 68 DEGREES 09 MINUTES 06 SECONDS EAST, 120.73 FEET, PARTLY ALONG A 6 FOOT BOARD FENCE TO A 1/2" IRON ROD AND CAP SET FOR THIS NORTHEAST CORNER ON THE SOUTH EDGE OF A 15 FOOT GRAVEL DRIVE IN THE WEST R.O.W. OF U.S. HIGHWAY 75; THENCE SOUTH 20 DEGREES EAST, (MAGNETIC BEARING OF SOUTH 20 DEGREES EAST, USED AS BASIS OF BEARING) 318.12 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING 0.44 ACRE OF LAND, MORE OR LESS.

Reported Address: 820 US HIGHWAY 75, TEAGUE, TX 75860

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 5th day of January, 2016
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT STEPS AT THE SOUTH ENTRANCE OF THE COURTHOUSE in Freestone County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Freestone County Commissioner's Court.
Substitute Trustee(s): Robert LaMont, Sharon St. Pierre, 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, Sharon St. Pierre, 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;

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, Sharon St. Pierre, 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.

Sharon Pierce
11-23-15

AFFIDAVIT OF POSTING

THE STATE OF TEXAS

§
§

COUNTY OF FREESTONE

§

Pursuant to the applicable provisions of Texas law, I, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack on the 23rd day of NOVEMBER 23, 2015, on behalf of and at the specific instruction and request of JPMorgan Chase Bank, National Association did file a Notice of Trustees Sale with the County Clerk of Freestone County, Texas and did post a like Notice at the designated location at the Courthouse of Freestone County, Texas. The land described in the Notice of Trustee's Sale is located in Freestone County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

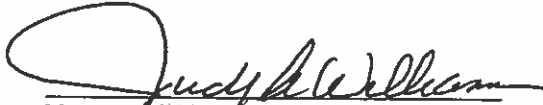
DATED: NOV. 23, 2015

Sharon St. Pierre

Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she posted and filed this notice in accordance with the requirements of the Texas Property Code and the applicable security instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 23 day of NOVEMBER, 2015.


Notary Public in and for the State of Texas

My commission expires: 05-23-2016

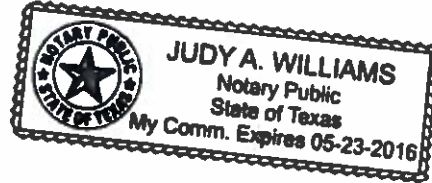


Exhibit "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE DURHAM AVANT SURVEY, A-3, FREESTONE COUNTY, TEXAS, BEING 0.44 ACRE OF LAND IN THE SHAPE OF A RIGHT TRIANGLE AND BEING PART OF A CALLED 1.30 ACRE TRACT, DESCRIBED IN A GENERAL WARRANTY DEED FROM HOWARD D. MUNDAY, JR. AND IDA L. MUNDAY TO LANDIS BAYLESS, DATED NOVEMBER 14, 2002 AND RECORDED IN VOLUME 1217, PAGE 662, OFFICIAL RECORDS FREESTONE COUNTY, TEXAS, SAID 0.44 ACRE TRACT DESCRIBED TO WIT.

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Return to: Buckley Madole, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Nov 23, 2015 AT 12:35P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 134015
By: Addie Crais, Deputy

NOTICE OF FORECLOSURE SALE

1. **Property to Be Sold.** The property to be sold is described as follows:

"SEE EXHIBIT A"

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/30/2005 and recorded in Book 01325 Page 00757 Document 05004576 real property records of Freestone County, Texas

3. **Date, Time, and Place of Sale.**

Date: 01/05/2016

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter

Place: Freestone County Courthouse, Texas, at the following location: THE FRONT STEPS OF THE COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

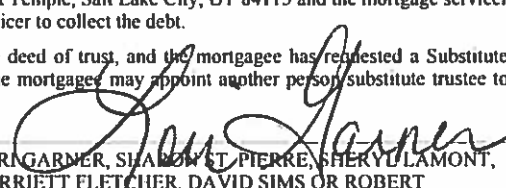
Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by KEITH WILEY AND KAYWONA WILEY, provides that it secures the payment of the indebtedness in the original principal amount of \$73,600.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-WL1, Asset-Backed Certificates, Series 2006-WL1 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-WL1, Asset-Backed Certificates, Series 2006-WL1 c/o SELECT PORTFOLIO SERVICING, INC., 3815 South West Temple, Salt Lake City, UT 84115 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

15-000181-#50
ROUTE 2 BOX 72F
BUFFALO, TX 75831


LORI GARNER, SHARON ET PIERRE, SHERYL LAMONT,
HARRIETT FLETCHER, DAVID SIMS OR ROBERT
LAMONT
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

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.

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Nov 24, 2015 AT 01:05P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 134035
By, Alicia Dossett, Deputy



4552296

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LEGAL DESCRIPTION

Provide legal description here. Attach to the document to be recorded and file as one instrument.

Being 4.99 acres of land situated in the McKinney and Williams Survey, Abstract No. 483, Freestone County, Texas, being all of that certain called 4.981 acre tract of land as described in a deed from Tomi Jaecks to Robert Lee Jaecks, dated July 20, 1988, and recorded in Volume 1052, Page 864, of the Deed Records of Freestone County, Texas, said 4.99 acre tract to be more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod (found) at the southwest corner of the above mentioned 4.981 acre tract, being at the most southerly northwest corner of that certain called 20.213 acre tract of land described in a deed to Amanda Marie Decker, and recorded in Volume 1245, Page 690, and being in the east line of that certain called 38.902 acre tract of land described in a deed to Robert L. Willis, et al., and recorded in Volume 929, Page 524;

THENCE North, a distance of 519.87 feet, with the east line of the above mentioned 38.902 acre tract, and along or near a fence, to a 1/2" iron rod (found) at the northwest corner of said 4.981 acre tract, and being at the southwest corner of that certain called 5.00 acre tract of land described in a deed to Robert L. Willis, and recorded in Volume 1128, Page 333;

THENCE South 88° 57' 05" East, for a distance of 418.84 feet, along or near a fence, to a 1/2" iron rod (found) at the northeast corner of said 4.981 acre tract, being at the southeast corner of the above mentioned 5.00 acre tract, being in the most northerly northwest line of the above mentioned 20.213 acre tract, and being in the west margin of a 1.194 acre road easement described in a deed to Bob Jaecks et ux, and recorded in Volume 604, Page 868, the above mentioned 1.194 acre road easement also known as Private Road 435;

THENCE South 00° 10' 44" West, for a distance of 520.06 feet, to a 1/2" iron rod (found) at the southeast corner of said 4.981 acre tract, being at southwest corner of said 1.194 acre road easement, and being at an interior ell corner of said 20.213 acre tract;

THENCE North 88° 55' 17" West, for a distance of 417.22 feet, along or near a fence, back to the place of beginning, and containing 4.99 acres of land.

Exhibit "A"