

# 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 & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

RECORDED FOR RECORD  
HOPKINS COUNTY, TEXAS  
JAN 17 P 2:51  
SHERYL SHIRLEY  
COUNTY CLERK  
DEPUTY

**Date of Security Instrument:** September 03, 2008  
**Grantor(s):** Terry L. Pickle and Darlene Pickle  
**Original Trustee:** James L. Robertson  
**Original Mortgagee:** JPMorgan Chase Bank, N.A.

**Recording Information:** Vol. 677, Page 444, or Clerk's File No. 2008-5190, in the Official Public Records of **HOPKINS County, Texas.**

**Current Mortgagee:** JPMorgan Chase Bank, N.A.

**Mortgage Servicer:** JPMorgan Chase Bank, 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:** 02/06/2018      **Earliest Time Sale Will Begin:** 1:00 PM

**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:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATED IN THE TOWN OF CUMBY, HOPKINS COUNTY, TEXAS, ABOUT 15 MILES WEST OF SULPHUR SPRINGS, BEING A PART OF THE M.W. MATTHEWS SURVEY, ABST. NO. 667, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT A STAKE IN THE WEST BOUNDARY LINE OF DEPOT STREET OF SAID CITY; SAID POINT BEING 103 FEET SOUTH OF THE NORTHEAST CORNERS OF THE THIRD TRACT AS DESCRIBED IN DEED DATED MARCH 16, 1955, FROM WINNIE E. ARGENBRIGHT ET VIR TO PAUL M. BRANOM, RECORDED IN VOL. 226, PAGE 273, DEED RECORDS, HOPKINS COUNTY, TEXAS, AND 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 HOPKINS 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.

**For Information:**

Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

  
Harriett Fletcher as Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

1/17/18



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EXHIBIT A