

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

Date: 08/20/2009  
Grantor(s): RUSSELL STROOPE AND CHANEY R STROOPE, HUSBAND AND WIFE  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERRETT FINANCIAL, INC. DBA SUPREME LENDING, A TEXAS CORPORATION, ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$74,132.00  
Recording Information: Book 1522 Page 6 Instrument 144008  
Property County: Panola  
Property:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN PANOLA COUNTY, IN THE CITY OF CARTHAGE, TEXAS, IN THE GEORGE GOODWIN SURVEY, A-224, PANOLA COUNTY, TEXAS, AND BEING ALL OF LOT NO. 5A, BLOCK NO. 260 AS SHOWN BY THE PLAT OF THE CITY OF CARTHAGE, RECORDED IN VOLUME 3, PAGE 396 OF THE PLAT RECORDS OF PANOLA COUNTY, TEXAS, AND BEING THE SAME LAND RECORDED IN A WARRANTY DEED FROM BRUCE G. SOAPE AND WIFE, BECKY A. SOAPE TO A.C. CHESHIRE AND WIFE BETTY CHESHIRE AND RECORDED IN VOLUME 666, PAGE 1 OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS, AND BEING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: IN THE FOLLOWING DESCRIPTION I. BEARINGS REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202). BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT NO. 5A OF BLOCK NO. 260 ON OR NEAR THE SOUTH RIGHT-OF-WAY OF HOLLY STREET;  
THENCE N 72 DEGREES 39'32" E ALONG THE SOUTH SIDE OF HOLLY STREET A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD SET WITH CAP STAMPED "FSE ENGINEERING, CENTER TX" FROM WHICH A POST AT THE END OF A CHAIN LINK FENCE BEARS S 11 DEGREES 04'23" E A DISTANCE OF 3.55 FEET, SAID IRON ROD ALSO BEING THE NORTHWEST CORNER OF LOT 4, BLOCK 260 AND RECORDED IN VOLUME 562, PAGE 363;  
THENCE S 13 DEGREES 00'24" E WITH THE WEST LINE OF LOT 4, BLOCK 260 A DISTANCE OF 150.50 FEET TO A 2" IRON PIPE FOUND FOR CORNER;  
THENCE S 77 DEGREES 05'02" W A DISTANCE OF 49.90 FEET TO A 1/2" IRON ROD AT THE BASE OF A CHAIN LINK FENCE CORNER POST;  
THENCE N 12 DEGREES 49'16" W, AT 66.8 FEET PASS THE END OF A CHAIN LINK FENCE AND A TOTAL DISTANCE OF 146.64 FEET TO THE POINT OF BEGINNING BEING 0.17 ACRE OF LAND MORE OR LESS;

Reported Address: 707 W. HOLLY STREET, CARTHAGE, TX 75633

**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 6th day of March, 2018  
Time of Sale: 01:00PM or within three hours thereafter.

Place of Sale: AT THE STEPS OF THE COURTHOUSE, SUCH STEPS BEING LOCATED ON THE EAST SIDE OF THE COURTHOUSE in Panola County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Panola County Commissioner's Court.

Substitute Trustee(s): Sheryl LaMont, Robert LaMont, David Sims, Sharon St. Pierre, Harriett Fletcher, Carol Hampton, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Darla Boettcher, Shawn Schiller, Allan Johnston, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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 Sheryl LaMont, Robert LaMont, David Sims, Sharon St. Pierre, Harriett Fletcher, Carol Hampton, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Darla Boettcher, Shawn Schiller, Allan Johnston, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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.

FILED FOR RECORD  
IN MY OFFICE

AT 9:38 O'CLOCK A M

JAN 11 2018

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY G.G. [Signature] DEPUTY

2. Sheryl LaMont, Robert LaMont, David Sims, Sharon St. Pierre, Harriett Fletcher, Carol Hampton, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Darla Boetcher, Shawn Schiller, Allan Johnston, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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,

Bonial & Associates, P.C. f/k/a Buckley Madole, P.C.

