

C&S No. 44-15-0959 / Home Equity / No  
JPMorgan Chase Bank, National Association

### 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, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** April 24, 2006

**Grantor(s):** Vivian J. Davis and husband, Lonzell Davis, Jr.

**Original Trustee:** Thomas E. Black, Jr.

**Original Mortgagee:** Mortgage Electronic Registration Systems Inc., as nominee for Home Funds Direct, a division of Accredited Home Lenders, Inc. A California Corporation, its successors and assigns

**Recording Information:** Vol. 0957, Page 819, or Clerk's File No. 603458, in the Official Public Records of WALLER County, Texas.

**Current Mortgagee:** JPMC Specialty Mortgage LLC f/k/a WM Specialty Mortgage LLC

**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:** ~~04/05/2016~~ **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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

**Legal Description:**

LOT NINE (9), IN BLOCK THREE HUNDRED SIX (306) OF THE TOWN OF HEMPSTEAD, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 106, PAGE 311 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the WALLER 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.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200

*Megan Randle-Bender*  
Megan Randle-Bender as Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
7301 N. State Hwy 161, Ste 305.  
Irving, TX 75039



## FILED AND RECORDED

**Instrument Number: 16-020**

Filing and Recording Date: 03/14/2016 12:42:01 PM Pages: 2 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



*Debbie Hollan*

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Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Stephanie Tompkins, Deputy

Returned To: