

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/06/2001

Grantor(s): DEWONNA BENOIT CLINTON, SYLVESTER R CLINTON

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR KAUFMAN AND BROAD MORTGAGE COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSORS AND ASSIGNS

Original Principal: 114,705.00

Recording Information
(if currently possessed): CLERK'S FILE NUMBER V235377

Property County: Harris

Property: LOT 949, BLOCK 35, FAIRGREEN SECTION FIVE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 261, PAGE 1, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Reported Address: 13911 HONEY BEE COURT, HOUSTON, TX 77039

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, as successor in interest to, Washington Mutual Bank, F. A.

Current Beneficiary: JPMorgan Chase Bank, National Association

Mortgage Servicer

Address: 7255 Baymeadows Way, Jacksonville, FL 32256

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of September, 2011

Time of Sale: 10:00AM or within three hours thereafter.

Place of Sale: BEING 1,925 SQUARE FEET OUT OF THE FIRST FLOOR LOBBY AND 8,530 SQUARE FEET OF THE CONTIGUOUS COVERED AREA OUTSIDE OF THE FIRST FLOOR LOBBY, HARRIS COUNTY FAMILY LAW CENTER BUILDING, 1115 CONGRESS STREET, CITY OF HOUSTON, HARRIS COUNTY

in Harris County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.

Substitute Trustees: Jack Palmer, Selim Taherzadeh, Kendall Yow, David Romness or Lauren Godfrey, any to act

Substitute Trustee Address: 9441 LBJ Freeway, Suite 250, Dallas, Texas 75243

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 Jack Palmer, Selim Taherzadeh, Kendall Yow, David Romness or Lauren Godfrey, 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. Jack Palmer, Selim Taherzadeh, Kendall Yow, David Romness or Lauren Godfrey, 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,

2
TR
Sale
8/25

See

D

(4)
2011
10/2

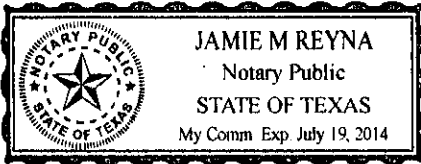
COPY
UNOFFICIAL

Selim Taherzadeh, Kendall Yow, David Romness or Lauren Godfrey *1a*

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this 3 day of Aug, 2011 by Selim Taherzadeh, Kendall Yow, David Romness or Lauren Godfrey, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 3 day of Aug, 2011.



Jamie M Reyna
Notary Public in and for the State of Texas

My commission expires: _____

After Recording Return To:
Brice, Vander Linden & Wernick, P.C.
9441 LBJ Freeway, Suite 250
Dallas, Texas 75243
Attn: Foreclosure Department

FILED
2011 AUG 15 PM 1:40
Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas



AUG 15 2011

Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.