

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

**DEED OF TRUST INFORMATION:**

**Date:** 01/28/2011  
**Grantor(s):** TONY SISCO, AN UNMARRIED MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ASCENT HOME LOANS, INC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$85,769.00  
**Recording Information:** Instrument 20110131000119390  
**Property County:** Collin  
**Property:**

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN MCKINNEY, COLLIN COUNTY, TEXAS AND BEING PART OF BLOCK 10 OF T.H. MUSE ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 62, DEED RECORDS, COLLIN COUNTY, TEXAS (FORMERLY KNOWN AS LOT 6, BLOCK 10 OF SAID T.H. MUSE ADDITION) AND THE SOUTH 1/ 2 OF AN ABANDONED ALLEY (ORDINANCE NO. 1379), SAID ABANDONED ALLEY BEING NORTH OF SAID BLOCK 10, T.H. MUSE ADDITION AND SOUTH OF LOT 4, BLOCK E, MORT MUSE ADDITION RECORDED IN VOLUME 1, PAGE 166, DEED RECORDS COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/ 2" IRON ROD FOUND FOR CORNER IN THE WEST LINE OF NORTH MORRIS STREET, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO W.M. BENTON RECORDED IN VOLUME 2525, PAGE 67, DEED RECORDS, COLLIN COUNTY, TEXAS (FORMERLY KNOWN AS LOT 6, BLOCK 10, T.H. MUSE ADDITION) AND THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO SARA BUTLER AND MARK TREVINO RECORDED IN VOLUME 4980, PAGE 2624, DEED RECORDS, COLLIN COUNTY, TEXAS, SAID POINT ALSO BEING NORTH 133.00 FEET FROM THE NORTH RIGHT-OF-WAY LINE OF WHITE STREET AND THE SOUTHEAST CORNER OF SAID BLOCK 10;

THENCE SOUTH 88 DEGREES 52 MINUTES 20 SECONDS WEST, 135.00 FEET TO A 1/ 2 INCH IRON ROD FOUND FOR CORNER IN THE EAST LINE OF AN 18' ALLEY, SAID POINT BEING THE SOUTHWEST CORNER OF SAID BENTON TRACT AND THE NORTHWEST CORNER OF SAID BUTLER AND TREVINO TRACT;

THENCE NORTH 74.60 FEET ALONG THE EAST LINE OF SAID 18' ALLEY TO A 1/ 2" IRON ROD FOUND FOR CORNER IN THE CENTER OF SAID ABANDONED ALLEY (ORDINANCE NO. 1379), SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO M. ELIZABETH AND DONALD R BAKER RECORDED IN CC #20060525000709680, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 52 MINUTES 20 SECONDS EAST, 135.00 FEET ALONG THE CENTER OF SAID ABANDONED ALLEY TO AN "X" FOUND FOR CORNER IN THE WEST LINE OF NORTH MORRIS STREET SAID POINT BEING THE SOUTHEAST CORNER OF SAID BAKER TRACT;

THENCE SOUTH 74.60 FEET ALONG THE WEST LINE OF NORTH MORRIS STREET TO THE PLACE OF BEGINNING AND CONTAINING 0.231 ACRE OF LAND, MORE OR LESS.

**Reported Address:** 1405 NORTH MORRIS STREET, MCKINNEY, TX 75069

**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 3rd day of January, 2017  
**Time of Sale:** 01:00 PM or within three hours thereafter.  
**Place of Sale:** AT THE SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION BUILDING LOCATED AT 2300 BLOOMDALE ROAD, MCKINNEY, TEXAS 75071 in Collin County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Collin County Commissioner's Court.

**Substitute Trustee(s):** Mitch Jordan, Bob Dickerson, Phillip Pierceall, Craig Muirhead, Clay Golden, Doug Rodgers, Wendy Lambert, Ross Bandy, Travis Kaddatz, Troy Robinett, Terry Waters, Robert Aguilar, Frederick Britton, Kristie Alvarez, Evan Press, Matt Hansen, 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

FILED  
2016 NOV 28 PM 12:59  
CLERK OF COUNTY CLERK  
COLLIN COUNTY, TEXAS  
BY: [Signature] DEPUTY

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 Mitch Jordan, Bob Dickerson, Phillip Pierceall, Craig Muirhead, Clay Golden, Doug Rodgers, Wendy Lambert, Ross Bandy, Travis Kaddatz, Troy Robinett, Terry Waters, Robert Aguilar, Frederick Britton, Kristie Alvarez, Evan Press, Matt Hansen, 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. Mitch Jordan, Bob Dickerson, Phillip Pierceall, Craig Muirhead, Clay Golden, Doug Rodgers, Wendy Lambert, Ross Bandy, Travis Kaddatz, Troy Robinett, Terry Waters, Robert Aguilar, Frederick Britton, Kristie Alvarez, Evan Press, Matt Hansen, 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.

