

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/19/2009
Grantor(s): TRACIE S HUFFMAN AND DENNIS C. HUFFMAN, WIFE AND HUSBAND
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WINTRUST MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$97,920.00
Recording Information: Book 388 Page 721 Instrument 034902
Property County: McCulloch
Property:

BEING 0.587 ACRES OF LAND, BEING ALL OF LOT NO. 9, A PORTION OF LOT NO. 8 AND A PORTION OF LOT NO. 10 OF BLOCK NO. 7 OF THE STANBURN ADDITION TO THE CITY OF BRADY, MCCULLOCH COUNTY, TEXAS AS RECORDED IN VOLUME 27, PAGE 350 OF THE PLAT RECORDS OF MCCULLOCH COUNTY, TEXAS AND BEING THAT CERTAIN TRACT DESCRIBED IN VOLUME 329, PAGE 199 OF THE OFFICIAL PUBLIC RECORDS OF MCCULLOCH COUNTY, TEXAS; SAID 0.587 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF WATSON AND ASSOCIATES OF MASON IN APRIL, 2005:

BEGINNING AT AN IRON ROD FOUND IN THE EAST LINE OF THAT CERTAIN PUBLIC STREET KNOWN AS HIGH STREET, THE WEST LINE OF SAID LOT NO. 8 AND THE WEST LINE OF SAID BLOCK NO. 7 FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 334, PAGE 1015 OF SAID OFFICIAL PUBLIC RECORDS AND THE NORTHWEST CORNER HEREOF;

THENCE SOUTH 76 DEGREES 51' 00" EAST A DISTANCE OF 131.32 FEET CROSSING SAID BLOCK NO. 7 AND SAID LOT NO. 8, ALONG THE SOUTH LINE OF SAID VOLUME 334, PAGE 1015 TO AN IRON ROD FOUND IN THE WEST LINE OF AN ALLEY AND THE EAST LINE OF SAID LOT NO. 8 FOR THE SOUTHWEST CORNER OF SAID VOLUME 334, PAGE 1015 AND THE NORTHEAST CORNER HEREOF;

THENCE ALONG THE WEST LINE OF SAID ALLEY, THE EAST LINE OF SAID LOT NO. 8, THE EAST LINE OF SAID LOT NO. 9 AND THE EAST LINE OF SAID LOT NO. 10, CROSSING SAID BLOCK NO. 7, THE FOLLOWING 2 COURSES:

1. SOUTH 02 DEGREES 00' 00" WEST A DISTANCE OF 90.41 FEET TO A CALCULATED POINT FROM WHICH A FENCE CORNER POST FOUND BEARS NORTH 00 DEGREES 54' 03" WEST A DISTANCE OF 11.08 FEET;
2. SOUTH 26 DEGREES 55' 00" WEST A DISTANCE OF 115.78 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 254, PAGE 792 OF THE DEED RECORDS OF MCCULLOCH COUNTY, TEXAS, THE SOUTHWEST CORNER OF SAID LOT NO. 10, THE NORTHEAST CORNER OF LOT NO. 11 OF SAID BLOCK NO. 7 AND THE SOUTHWEST CORNER HEREOF AND FROM WHICH A FENCE CORNER POST FOUND BEARS NORTH 02 DEGREES 21' 46" WEST A DISTANCE OF 4.65 FEET AND ANOTHER BEARS NORTH 38 DEGREES 03' 03" WEST A DISTANCE OF 6.51 FEET;

THENCE NORTH 64 DEGREES 01' 18" WEST A DISTANCE OF 126.25 FEET CROSSING SAID LOT NO. 10 AND SAID BLOCK NO. 7, ALONG THE NORTH LINE OF SAID VOLUME 334, PAGE 1015 TO AN IRON ROD FOUND IN THE EAST LINE OF SAID HIGH STREET, THE WEST LINE OF SAID BLOCK NO. 7 AND THE WEST LINE OF SAID LOT NO. 10 FOR THE NORTHWEST CORNER OF SAID VOLUME 334, PAGE 1015 AND THE SOUTHWEST CORNER HEREOF AND FROM WHICH THE RECORD SOUTHWEST CORNER OF SAID LOT NO. 10 BEARS SOUTH A DISTANCE OF 1.74 FEET;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 841.41 FEET AND A CHORD OF NORTH 13 DEGREES 45' 44" EAST A DISTANCE OF 173.13 FEET TO THE POINT OF BEGINNING, CONTAINING 0.587 ACRES, MORE OR LESS, AS SHOWN ON THE CERTIFIED PLAT PREPARED HEREWITH.

NOTE: BEARINGS ARE BASED ON THE NORTH LINE OF SUBJECT TRACT. IRON RODS SET ARE 1/2 INCH REBAR WITH PLASTIC CAPS MARKED "WATSON 5740".

Reported Address: 2011 SOUTH HIGH STREET, BRADY, TX 76825

MORTGAGE SERVICING INFORMATION:

9926-5080

2147016011

PG1

POSTPKG

POSTED

MAY 04 2018

Lisa A. Smith
McCulloch County Clerk

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 July, 2018

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

Place of Sale: AT THE STEPS AT THE FRONT DOOR, WHICH IS THE SOUTH DOOR OF THE COURTHOUSE in McCulloch County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the McCulloch County Commissioner's Court.

Substitute Trustee(s): Linda Reppert or Juanita Cox or Jimmy Carroll Brewer or Stephen Rawlings or Diasha Perkins or Jason Brewer, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, 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 Linda Reppert or Juanita Cox or Jimmy Carroll Brewer or Stephen Rawlings or Diasha Perkins or Jason Brewer, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, 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. Linda Reppert or Juanita Cox or Jimmy Carroll Brewer or Stephen Rawlings or Diasha Perkins or Jason Brewer, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, 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,

Bonjal & Associates, P.C.

Linda Reppert
Substitute Trustee

POSTED

JULY 03 2018

Fina A. Smith
McCulloch County Clerk