

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

DEED OF TRUST INFORMATION:

2018 APR 19 PM 2: 33

Date: 07/24/2003
Grantor(s): CANDICE TIPPENS, A SINGLE WOMAN
Original Mortgagee: MORTGAGES & MORE, INC.
Original Principal: \$68,620.00
Recording Information: Instrument 0307270
Property County: Anderson
Property:

MARK STAPLES
COUNTY CLERK
ANDERSON COUNTY, TX
BY *M* DEPUTY

ALL THAT CERTAIN TRACT OF LAND IN THE CITY OF PALESTINE, ANDERSON COUNTY, TEXAS, BEING LOT 8 OF THE GEORGE E. HUTCHERSON SUBDIVISION AS DEPICTED ON PLAT RECORDED IN ENVELOPE 99-A OF THE ANDERSON COUNTY MAP RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN AN ASPHALT DRIVEWAY AND SOUTH MARGIN OF INDIAN CREEK DRIVE, BEING THE NORTHWEST CORNER OF LOT 8 AND THE NORTHEAST CORNER OF LOT 9.

THENCE; N 72 DEG 00' 00" E, WITH THE SOUTH MARGIN OF INDIAN CREEK DRIVE 105.32 FEET TO A 1/2" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 7 AND THE NORTHEAST CORNER OF LOT 8.

THENCE; S 01 DEG 43' 56" E, WITH THE COMMON LINE BETWEEN LOTS 7 AND 8, 227.47 FEET TO A 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF LOT 7 AND THE SOUTHEAST CORNER OF LOT 8 IN THE NORTH LINE OF LOT 44-C OF THE SECOND REVISED PLAT OF BLOCK 16, HIGHLAND ADDITION AS DEPICTED IN ENVELOPE 124-B OF THE MAP RECORDS.

THENCE; N 89 DEG 48' 29" W, WITH THE NORTH LINE OF REVISED BLOCK 16 OF THE HIGHLAND ADDITION 100.00 FEET TO A 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF LOT 8 AND THE SOUTHEAST CORNER OF LOT 9. FOUND A 1/2" IRON ROD N 89 DEG 48' 29" W 11.26 FEET FOR REFERENCE.

THENCE; N 02 DEG 04' 22" W, WITH THE COMMON LINE BETWEEN LOTS 8 AND 9, 194.61 FEET TO THE PLACE OF BEGINNING.

BEARINGS ARE BASED ON THE SOUTH MARGIN OF INDIAN CREEK DRIVE AS DEPICTED ON PLAT RECORDED IN ENVELOPE 99-A OF THE MAP RECORDS. CALLED N 72 DEG E.

Reported Address: 512 INDIAN CREEK DRIVE, PALESTINE, TX 75801

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 5th day of June, 2018
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE STEPS ON THE EAST SIDE OF THE COURTHOUSE in Anderson County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Anderson County Commissioner's Court.

Substitute Trustee(s): Patrick Zwiars, Kristopher Holub, Darla Boettcher, Shawn Schiller, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, Ronnie Hubbard, Jon Howell, Susan Swindle, Bobby Howell, 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 Patrick

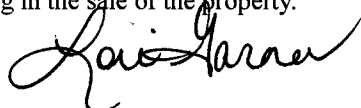
Zwiers, Kristopher Holub, Darla Boettcher, Shawn Schiller, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, Ronnie Hubbard, Jon Howell, Susan Swindle, Bobby Howell, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, 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. Patrick Zwiers, Kristopher Holub, Darla Boettcher, Shawn Schiller, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, Ronnie Hubbard, Jon Howell, Susan Swindle, Bobby Howell, 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,



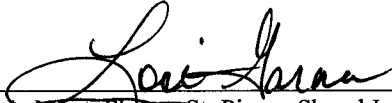
Bonial & Associates, P.C.

AFFIDAVIT OF POSTING

THE STATE OF TEXAS §
§
COUNTY OF ANDERSON §

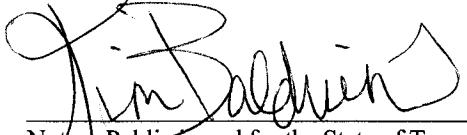
Pursuant to the applicable provisions of Texas law, I, ~~Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Lori Garner, Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez~~ on the 19th day of April, 2018, on behalf of and at the specific instruction and request of JPMorgan Chase Bank, National Association did file a Notice of Trustees Sale with the County Clerk of Anderson County, Texas and did post a like Notice at the designated location at the Courthouse of Anderson County, Texas. The land described in the Notice of Trustee's Sale is located in Anderson County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: 4-19, 2018.


~~Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Lori Garner, Bonnie Hubbard, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez~~

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared ~~Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Lori Garner, Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez~~ who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she posted and filed this notice in accordance with the requirements of the Texas Property Code and the applicable security instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 19th day of April, 2018.


Notary Public in and for the State of Texas

My commission expires: 9-6-2018

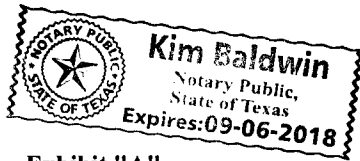


Exhibit "A"

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Return to: Bonial & Associates, P.C. , 14841 Dallas Parkway, Suite 425, Dallas, TX 75254