

NOTICE OF ACCELERATION AND 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.

DEED OF TRUST INFORMATION:

Date: 09/19/2011
Grantor(s): CHRISTOPHER D. FOX, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$84,455.00
Recording Information: Instrument 2011-002701
Property County: Eastland
Property: (See Attached Exhibit "A")
Reported Address: 6125 HIGHWAY 8, DESDEMONA, TX 76445

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 December, 2019
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTH ENTRANCE STEPS OF THE COURTHOUSE in Eastland County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Eastland County Commissioner's Court.

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 Laura Browder or Terry Browder or Marsha Monroe or Linda Reppert, Michael Burns, Bradley Conway, Tori 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. Laura Browder or Terry Browder or Marsha Monroe or Linda Reppert, Michael Burns, Bradley Conway, Tori 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.

Substitute Trustee(s): Laura Browder or Terry Browder or Marsha Monroe or Linda Reppert, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

RECEIVED 2:43 PM
CATHY JENTHO, COUNTY CLERK

OCT 24 2019

EASTLAND COUNTY, TEXAS

By RS Deputy

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Eastland County Clerk and caused it to be posted at the location directed by the Eastland County Commissioners Court.

By: _____

Exhibit "A"

1.60 ACRES OF LAND BEING ALL OF BLOCK 7 AND ALL OF LOT 3 BLOCK 8, ORIGINAL TOWN OF DESDEMONA, EASTLAND COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET 1 SLIDE 12, PLAT RECORDS, EASTLAND COUNTY, AND BEING THE SAME LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1767 PAGE 189, OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS.
BEGINNING AT A 1/2 PIPE FOUND FOR THE OCCUPIED SOUTHWEST CORNER OF BLOCK 7 AND BEING THE SOUTHERN MOST SOUTHWEST CORNER OF THIS TRACT;
THENCE N 19 DEGREES 07' 07" W WITH THE WEST LINE OF BLOCK 7 A DISTANCE OF 163.96' TO A 1/2" IRON PIN SET FOR THE SOUTHWEST CORNER OF LOT 3 BLOCK 8 FOR AN INTERIOR CORNER OF THIS TRACT;
THENCE S 69 DEGREES 23' 16" W A DISTANCE OF 60.00' TO A 1/2" IRON PIN SET FOR THE SOUTHWEST CORNER OF LOT 3;
THENCE N 19 DEGREES 07' 07" W WITH THE WEST LINE OF LOT 3 A DISTANCE OF 115.04' TO A 1/2" IRON PIN SET IN THE SOUTH LINE OF FARM ROAD 8 FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE N 69 DEGREES 23' 16" E WITH THE SOUTH LINE OF THE FARM ROAD A DISTANCE OF 285.00' TO A 1/2" IRON PIN SET IN THE EAST LINE ON BLOCK 7 FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE S 19 DEGREES 07' 07" E A DISTANCE OF 279.00' TO A FENCE CORNER BEING THE SOUTHWEST CORNER OF BLOCK 7 AND BEING THE SOUTHWEST CORNER OF THIS TRACT;
THENCE S 69 DEGREES 23' 16" W WITH THE OCCUPIED SOUTH LINE OF BLOCK 7 A DISTANCE OF 225.00' TO THE PLACE OF BEGINNING AND CONTAINING 1.60 ACRES OF LAND.

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