

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD 04/03/2020 11:27:47 AM

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: 06/04/2005
Grantor(s): MARTHA LOU SIMPSON WATA MARTHA LOU HURD AND MERWYN SIMPSON
Original Mortgagee: JPMORGAN CHASE BANK, N.A.
Original Principal: \$100,000.00
Recording Information: Book 1167 Page 339 Instrument 00004478
Property County: Fannin
Property: (See Attached Exhibit "A")
Reported Address: 205 E MAIN ST, WINDOM, TX 75492

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 2nd day of June, 2020
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: BONHAM CITY HALL, 514 CHESTNUT ST, BONHAM, FANNIN COUNTY, TX, AT OR NEAR THE MAIN ENTRANCE OF THE BONHAM CITY HALL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. in Fannin County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Fannin 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 Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Sue Spasic, Zoran W. Spasic, 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. Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Sue Spasic, Zoran W. Spasic, 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.

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 Fannin County Clerk and caused it to be posted at the location directed by the Fannin County Commissioners Court.

By: _____

Exhibit "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN FANNIN COUNTY, TEXAS, AND BEING ALL OF BLOCK SIXTEEN (16), ORIGINAL TOWN OF WINDOM AS SHOWN BY THE OFFICIAL PLAT, AND BEING THE SAME LAND DEEDED BY MABLE CAPPLEMAN, ET AL, TO ROY CHAPMAN AND WIFE, TAUHLEE CHAPMAN, BY DEED DATED APRIL 15, 1981 OF RECORD IN VOL. 606, PAGE 862, FANNIN COUNTY DEED RECORDS AND BEING THE SAME LAND DESCRIBED IN DEED DATED DECEMBER 27, 1984, FROM EDWARD J. BOWER AND WIFE, EVELYN BOWER, TO FAYE SMITH OF RECORD IN VOLUME 651 AT PAGE 854 IN THE DEED RECORDS OF FANNIN COUNTY, TEXAS. PARCEL ID NUMBER 9210-016-001A-10

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