

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date 01/26/2012
Grantor(s) HAGEN W BAKER, A SINGLE MAN
Original Mortgagee MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC , SOLELY AS NOMINEE FOR AFFILIATED BANK, ITS SUCCESSORS AND ASSIGNS
Original Principal \$56,529.00
Recording Information Book 38 Page 55 Instrument 2012602
Property County Brown
Property

A PART OF OUTLOT 60 IN THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO HAGEN W BAKER RECORDED IN VOLUME 1695, PAGE 593, REAL PROPERTY RECORDS, BROWN COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 1/2" REBAR ROD WITH CAP STAMPED RPLS 6332 SET FOR THE COMMON CORNER BETWEEN SAID BAKER TRACT AND A TRACT OF LAND DESCRIBED IN A DEED TO MARC DUTCH, ET UX RECORDED IN VOLUME 1545, PAGE 172, OF SAID REAL PROPERTY RECORDS, SAID POINT BEING LOCATED IN THE COMMON LINE BETWEEN SAID OUTLOT 60 AND AVENUE B, FROM WHICH A 1/2" SQUARE BAR FOUND (CONTROL MONUMENT) BEARS S 43 DEGREES 47' 00" W, A DISTANCE OF 100 00 FEET,

THENCE N 43 DEGREES 47' 00" E (BASE BEARING PER GPS OBSERVATION, N A D 83, TEXAS CENTRAL 4203) ALONG THE COMMON LINE BETWEEN SAID OUTLOT 60 AND AVENUE B, A DISTANCE OF 100 00 FEET TO A 1/2" REBAR ROD WITH CAP STAMPED RPLS 6332 SET FOR THE COMMON CORNER BETWEEN SAID BAKER TRACT AND A TRACT OF LAND DESCRIBED IN A DEED TO RICHARD LYNN THOMAS RECORDED IN VOLUME 1584, PAGE 718, OF SAID REAL PROPERTY RECORDS, SAME BEING THE COMMON CORNER BETWEEN SAID OUTLOT 60 AND LOT 3, BLOCK 2, ADAM'S ADDITION NO 2 TO THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 16, PLAT RECORDS, BROWN COUNTY, TEXAS, FROM WHICH 3/4" PIPE FOUND (CONTROL MONUMENT) BEARS N 43 DEGREES 47' 00" E, A DISTANCE OF 184 04 FEET;

THENCE S 46 DEGREES 08' 01" E ALONG THE COMMON LINE BETWEEN SAID OUTLOT 60 AND LOT 3, A DISTANCE OF 150 00 FEET TO A 1/2" REBAR WITH CAP STAMPED RPLS 6332 SET FOR THE COMMON CORNER BETWEEN SAID OUTLOT 60 AND LOT 3, SAID POINT BEING LOCATED IN THE NORTHWEST LINE OF A 15' ALLEY, FROM WHICH A 1/2" REBAR ROD FOUND (CONTROL MONUMENT) BEARS N 43 DEGREES 47' 00" E, A DISTANCE OF 184 04 FEET,

THENCE S 43 DEGREES 47' 00" W ALONG THE COMMON LINE BETWEEN SAID OUTLOT 60 AND 15' ALLEY, A DISTANCE OF 100 00 FEET TO A 1/2" REBAR ROD WITH CAP STAMPED RPLS 6332 SET FOR A COMMON CORNER BETWEEN SAID BAKER TRACT AND PREVIOUSLY MENTIONED DUTCH TRACT,

THENCE N 46 DEGREES 08' 01" W ALONG THE COMMON LINE BETWEEN SAID BAKER TRACT AND DUTCH TRACT A DISTANCE OF 150 00 FEET TO THE PLAT OF BEGINNING

Reported Address 1908 AVENUE B, BROWNWOOD, TX 76801-4138

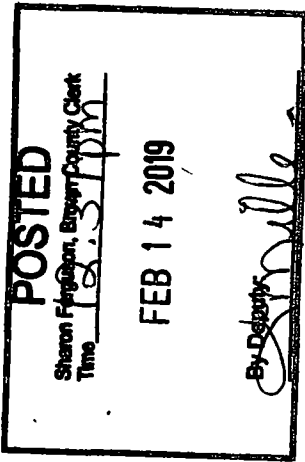
MORTGAGE SERVICING INFORMATION:

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 7th day of May, 2019
Time of Sale 10 00AM or within three hours thereafter
Place of Sale THE SOUTH HALLWAY OF THE FIRST FLOOR OF THE BROWN COUNTY COURTHOUSE in Brown County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brown County Commissioner's Court
Substitute Trustee(s) Linda J Reppert, Howard Whitney, Ramiro Cuevas, Kristopher Holub, Jack Burns II, Pamela Thomas, Dylan Ruiz, Maxwell Atherton, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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 J Reppert, Howard Whitney, Ramiro Cuevas, Kristopher Holub, Jack Burns II, Pamela Thomas, Dylan Ruiz, Maxwell Atherton, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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 J. Reppert, Howard Whitney, Ramiro Cuevas, Kristopher Holub, Jack Burns II, Pamela Thomas, Dylan Ruiz, Maxwell Atherton, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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, PC

Linda J. Reppert
Substitute Trustee

