

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/31/2008
Grantor(s): DAVID REYNOLDS, JOINED HEREIN PRO FORMA BY HIS WIFE, JANAA REYNOLDS
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR HOME FINANCING UNLIMITED, INC., D/B/A TRINITY MORTGAGE SERVICES, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$105,102.00
Recording Information: Book 1379 Page 624 Instrument 00359095
Property County: Leon
Property: Leon

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE ALL THAT CERTAIN LOT, TRACT OR PARCEL OF-LAND BEING 1.15 ACRES IN THE MARY WALKER SURVEY A-956, IN LEON COUNTY, TEXAS AND BEING THE SAME TWO TRACTS DEEDED FROM RAY BAKER, ET UX TO HAROLD L. BOHANNON, ET UX DATED MARCH 8, 1985 AND RECORDED IN VOLUME 589, PAGE 740 OF THE LEON COUNTY DEED RECORDS IN LEON COUNTY, TEXAS AND SAID 1.15 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A SET IRON PIN FOR CORNER AT A FENCE CORNER IN THE NORTHEAST LINE OF THE MARY WALKER SURVEY A-956, AS FENCED, AND SAME BEING IN THE SOUTHWEST LINE OF THE WM. J. WALKER SURVEY, AS FENCED, AND SAME BEING THE NORTHEAST OR NORTH CORNER OF THE SAID HAROLD L. BOHANNON FIRST TRACT, AS FENCED;

THENCE SOUTH 59 DEGREES 48' 20" EAST WITH A FENCE AND WITH THE NORTHEAST LINE OF THE SAID HAROLD L. BOHANNON FIRST TRACT, AS FENCED, AND THE MARY WALKER SURVEY A-956, AS FENCED, AND WITH THE SOUTHWEST LINE OF THE WM. J. WALKER SURVEY, AS FENCED, A DISTANCE OF 112.33 FEET TO A SET IRON PIN FOR CORNER AT A FENCE CORNER IN THE SAID LINE AND SAME BEING THE EAST OR SOUTHEAST CORNER OF THE SAID HAROLD L. BOHANNON FIRST TRACT, AS FENCED;

THENCE SOUTH 62 DEGREES 39' 26" WEST GENERALLY WITH A FENCE AND WITH THE SOUTHEAST LINE OF T HE SAID HAROLD L. BOHANNON FIRST TRACT, AS FENCED, AND SECOND TRACT, AS FENCED, A DISTANCE OF 548.55 FEET TO A FOUND IRON PIPE ON TOP OF AN OXYGEN BOTTLE FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 75 AND SAME BEING THE SOUTH OR SOUTHWEST CORNER OF THE SAID HAROLD L. BOHANNON SECOND TRACT;

THENCE NORTH 26 DEGREES 58' 37" WEST WITH THE NORTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 75 AND WITH THE SOUTHWEST LINE OF THE SAID HAROLD L. BOHANNON SECOND TRACT; A DISTANCE OF 99.20 FEET TO A FOUND IRON PIPE ON TOP OF AN OXYGEN BOTTLE FOR CORNER IN THE SAID LINE AND SAME BEING THE WEST OR NORTHWEST CORNER OF THE SAID HAROLD L. BOHANNON SECOND TRACT;

THENCE NORTH 63 DEGREES 10' 34" EAST GENERALLY WITH A FENCE AND WITH THE NORTHWEST LINE OF THE SAID HAROLD L. BOHANNON SECOND TRACT, AS FENCED, AND FIRST TRACT, AS FENCED, A DISTANCE OF 487.64 FEET TO THE PLACE OF BEGINNING. CONTAINS 1.15 ACRES OF LAND.

Reported Address: 1133 NORTH BUFFALO AVENUE, BUFFALO, TX 75831

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 July, 2018
Time of Sale: 12:00 PM or within three hours thereafter.
Place of Sale: AT THE SOUTH DOOR OF THE DISTRICT COURT BUILDING in Leon County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Leon County Commissioner's Court.

Substitute Trustee(s): Sheryl LaMont or Robert LaMont or David Sims or Hairriett Fletcher or Allan Johnston or

FILED
2:55 pm
JUN 11 2018
CHRISTIE WAKEFIELD
LEON COUNTY CLERK
LEON COUNTY, TEXAS

Sharon St. Pierre, Michael Burns, Elizabeth Hayes, 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 Sheryl LaMont or Robert LaMont or David Sims or Harriett Fletcher or Allan Johnston or Sharon St. Pierre, Michael Burns, Elizabeth Hayes, 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. Sheryl LaMont or Robert LaMont or David Sims or Harriett Fletcher or Allan Johnston or Sharon St. Pierre, Michael Burns, Elizabeth Hayes, 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.



Sharon St. Pierre 6-11-18