

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/27/2008
Grantor(s): JOHN D. RITTER, JOINED HEREIN PRO FORMA BY HIS SPOUSE, REGENA A. RITTER
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ALLIED HOME MORTGAGE CAPITAL CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$55,000.00
Recording Information: Book 295 Page 001
Property County: Mills
Property:

FIELD NOTES, 0.417 ACRES
PART OF LOT 3, BLOCK 24
TOWN OF MULLIN, MILLS COUNTY, TEXAS
MAP RECORDED AT VOLUME 20 PAGE 450
DEED RECORDS OF MILLS COUNTY, TEXAS
DEED RECORDED AT VOLUME 286 PAGE 828
DEED RECORDS OF MILLS COUNTY, TEXAS
ALSO KNOWN AS 208 NORTH FOURTH ST. MULLIN, TEXAS.
FIELD NOTE DESCRIPTION OF A 0.417 ACRE TRACT OF LAND: BEING PART OF LOT 3 OF BLOCK 24 OF THE TOWN OF MULLIN, MILLS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED AT VOLUME 20 PAGE 450 OF THE MILLS COUNTY DEED RECORDS AND BEING THAT TRACT CONVEYED FROM SHAWN W. CALDER AND WIFE LORI G. CALDER TO BONITA F. MACKEY BY DEED RECORDED AT VOLUME 286 PAGE 828 OF THE MILLS COUNTY DEED RECORDS: SAID 0.417 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PIPE POST FOUND AS THE INTERSECTION OF THE NORTHWEST LINE OF NORTH FOURTH STREET AND THE NORTHEAST LINE OF EAST MASTERS STREET AND BEING THE SOUTH CORNER OF LOT 3 AND BLOCK 24 OF THE TOWN OF MULLIN, MILLS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED AT VOLUME 20 PAGE 450 OF THE MILLS COUNTY DEED RECORDS AND BEING THE SOUTH CORNER OF THAT TRACT CONVEYED FROM SHAWN W. CALDER AND WIFE LORI G. CALDER TO BONITA F. MACKEY BY DEED RECORDED AT VOLUME 286 PAGE 828 OF THE MILLS COUNTY DEED RECORDS FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

• THENCE, ALONG THE NORTHEAST LINE OF SAID EAST MASTERS STREET N 57 DEGREES 37'07"W, 136.64 FEET TO A CHAIN LINK FENCE POST AS THE OCCUPIED WEST CORNER OF SAID MACKEY TRACT, THE SOUTH CORNER OF THAT PART OF SAID LOT 3 CONVEYED FROM WILLARD W. MOSIER, ET UX, TO JIMMY GLENN JOHNSON, ET UX BY DEED RECORDED AT VOLUME 191 PAGE 10 OF THE MILLS COUNTY DEED RECORDS AND THE WEST CORNER HEREOF;

THENCE, WITH A FENCE AS THE OCCUPIED LINE BETWEEN SAID MACKE TRACT AND SAID JOHNSON TRACT, N32 DEGREES 40'24"E, 135.01 FEET TO A CHAIN LINK FENCE POST AS THE OCCUPIED EAST CORNER OF SAID JOHNSON TRACT, THE OCCUPIED WEST CORNER OF THAT PART OF LOT 4 OF SAID BLOCK 24 CONVEYED FROM MILLS COUNTY STATE BANK TO RANDALL LEWIS SIMS, ET UX, BY DEED RECORDED AT VOLUME 190 PAGE 120 OF THE MILLS COUNTY DEED RECORDS AND THE NORTH CORNER HEREOF;

THENCE, ALONG A FENCE AS THE OCCUPIED LINE BETWEEN SAID SIMS TRACT AND SAID MACKEY TRACT, S55 DEGREES 53' 56"E, 136.64 FEET TO A WOOD POST IN THE NORTHWEST LINE OF SAID FOURTH STREET AS THE OCCUPIED SOUTH CORNER OF SAID SIMS TRACT, THE EAST CORNER OF SAID MACKEY TRACT AND THE EAST CORNER HEREOF;

THENCE, ALONG THE NORTHWEST LINE OF SAID FOURTH STREET, S32 DEGREES 39' 15"W, 130.91 FEET TO THE POINT OF BEGINNING AND CALCULATED TO CONTAIN 0.417 ACRES THEREIN.

• BEARING BASIS: BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS: USA / NAD83 / TEXAS CENTRAL ZONE.
208 NORTH 4TH STREET, MULLIN, TX 76864

Reported Address:

FILED FOR RECORD
At 2:49 O'clock P M

JAN 30 2017

CAROLYN FOSTER
County and District Clerk
Mills County, Texas
By [Signature] Deputy

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 March, 2017
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE NORTH DOOR OF THE MILLS COUNTY JAIL in Mills County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Mills County Commissioner's Court.

Substitute Trustee(s): Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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. Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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,

Buckley Madole, P.C.


Substitute Trustee