

JUL 25 2019

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Judy Crawford
JUDY CRAWFORD
County/District Clerk, Crane Co. Texas

DEED OF TRUST INFORMATION:

Date: 02/27/2008
Grantor(s): ANGEL A. ALDERETE AND WIFE, LUCILA ALDERETE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WESTSTAR MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$140,246.00
Recording Information: Book 0492 Page 603 Instrument 0089473
Property County: Crane
Property:

A 2.05 ACRE TRACT, MORE OR LESS, OUT OF THE NORTH PART OF AN ORIGINAL TRACT, DESCRIBED AS THE WEST 221' OF TRACT ELEVEN (11), "BASIN ESTATES SECTION 20" A SUBDIVISION OF SECTION 20, BLOCK 42, T-4-S, T&P RY. CO. SURVEY, CRANE COUNTY, TEXAS AS SAME IS SHOWN ON MAP OR PLAT OF SAID SUBDIVISION NOW OF RECORD IN VOLUME 244, PAGE 354, DEED RECORDS, IN THE OFFICE OF THE COUNTY CLERK OF CRANE COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP SET FOR THE SOUTHWEST CORNER OF THIS TRACT, FROM WHICH THE SOUTHWEST CORNER OF SAID ORIGINAL TRACT 11 BEARS S. 00 DEGREES 01' 24" W. 353.89' ALONG THE EAST RIGHT OF WAY OF NORTH SAGE;

THENCE N. 00 DEGREES 01' 24" E. 396.2' ALONG THE EAST RIGHT OF WAY LINE OF NORTH SAGE TO A 1/2" IRON ROD WITH CAP SET FOR THE NORTHWEST CORNER OF SAID 2.05 ACRE TRACT AND THE NORTHWEST CORNER OF SAID TRACT 11;

THENCE S. 89 DEGREES 58' 36" E. 222.72' ALONG THE NORTH LINE OF SAID TRACT 11 AND THE SOUTH LINE OF TRACT 12, TO A 1/2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF SAID WEST 221' OF TRACT 11 TRACT;

THENCE S. 00 DEGREES 01' 24" W. 405.09' ALONG THE ORIGINAL WEST LINE OF SAID WEST 221' OF TRACT 11 TO A 1/2" IRON ROD WITH CAP SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N. 87 DEGREES 41' 37" W. 222.84' ALONG AN EXISTING FENCE AND THE SOUTH LINE OF THIS TRACT TO THE PLACE OF BEGINNING.

Reported Address: 518 N SAGE, ODESSA, TX 79766

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 September, 2019
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE NORTH DOOR OF THE COURTHOUSE in Crane County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Crane County Commissioner's Court.

Substitute Trustee(s): Shelley Nail, Kristina McCrary, Donna Trout, Cassie Martin, Jonathan Schendel, Kristie Alvarez, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Garrett Sanders, Aarti Patel, Michael Burns, 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 Shelley Nail, Kristina McCrary, Donna Trout, Cassie Martin, Jonathan Schendel, Kristie Alvarez, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Garrett Sanders, Aarti Patel, Michael Burns, 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. Shelley Nail, Kristina McCrary, Donna Trout, Cassie Martin, Jonathan Schendel, Kristie Alvarez, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Garrett Sanders, Aarti Patel, Michael Burns, 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.

