

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/28/2013
Grantor(s): WESLEY J. RACHAL, A SINGLE MAN AND BRANDY M. JOHNSON, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CITIZENS BANK AND TRUST CO. OF VIVIAN, LOUISIANA, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$86,734.00
Recording Information: Instrument 2013003153
Property County: Cass
Property:

ALL THAT CERTAIN 0.98 ACRE TRACT OF LAND SITUATED IN THE CASS COUNTY SCHOOL LAND SURVEY, A-163, CASS COUNTY, TEXAS, BEING A PART OF THAT CALLED 1.987 ACRE TRACT DESCRIBED AS TRACT ONE IN INSTRUMENT NO. 2012001149, OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: 2012001149)

COMMENCING AT: A 1/2" IRON ROD FOUND IN THE EAST LINE OF TRACT TWO, 2012001149 AT A 2" IRON PIPE FENCE CORNER POST FOR THE NORTHWEST CORNER OF A 0.97 ACRE TRACT SURVEYED THIS DATE AND TRACT ONE 2012001149, ALSO THE SOUTHWEST CORNER OF A CALLED 1.985 ACRE TRACT IN VOL. 999, PG. 794:

THENCE: S 89 DEGREES 04'00"E. (BEARING BASIS) 215.20 (DEED CALL FOR TRACT ONE, 2012001149) WITH COMMON BOUNDARY OF TRACT ONE 2012001149 AND 999/974 TO A 1/2" IRON ROD SET IN THE WEST LINE OF CASS COUNTY ROAD NO. 4452 FOR THE NORTHEAST CORNER OF THIS TRACT AND 2012001149;

THENCE: S 01 DEGREES 02' 00" W, 202.19 FEET WITH THE EAST LINE OF THE 0.97 ACRE TRACT AND 2012001149 TO A 1/2" IRON ROD SET ON THE WEST SIDE OF CASS ROAD NO. 4452 FOR THE NORTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING OF THIS TRACT:

THENCE: S 01 DEGREES 02'00" W, 202.71 FEET WITH THE EAST LINE OF 2012001149 TO A 1/2" IRON ROD SET IN CASS COUNTY ROAD NO. 4460 FOR THE SOUTHEAST CORNER OF THIS TRACT AND 2012001149;

THENCE: ALONG AND WITH CASS COUNTY ROAD NO. 4460 AS FOLLOWS: N 88 DEGREES 16' 00" W, 105.00 FEET; N 86 DEGREES 03' 00" W, 103.53 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT. THE SOUTHWEST CORNER OF TRACT ONE, 2012001149 BEARS N 86 DEGREES 03' 00" W, 7.0 FEET;

THENCE: N 00 DEGREES 09' 39" E, PASSING AT 21.5 FEET A 1/2" IRON ROD SET FOR REFERENCE. CONTINUING FOR A TOTAL DISTANCE OF 202.16 FEET WITH A NEW LINE TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT, ALSO THE SOUTHWEST CORNER OF A 0.97 ACRE TRACT SURVEYED THIS DATE;

THENCE: S 87 DEGREES 20' 22" E, 211.55 FEET TO THE POINT OF BEGINNING, CONTAINING 0.98 ACRES OF LAND, MORE OR LESS.

Reported Address: 52 COUNTY ROAD 4460, MC LEOD, TX 75565

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 5th day of December, 2017

Time of Sale: 10:00AM or within three hours thereafter.

Place of Sale: THE NORTH ENTRANCE OF THE CASS COUNTY COURTHOUSE LOCATED ON HOUSTON STREET, LINDEN, TEXAS in Cass County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Cass County Commissioner's Court.

Substitute Trustee(s): Pat Walker, Sue Spasic, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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 Pat Walker, Sue Spasic, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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

FILED FOR RECORD

2017 NOV 14 PM 3: 20

AMY L. VARNELL
CASS COUNTY CLERK

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. Pat Walker, Sue Spasic, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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.

