

POSTED NOTICE  
DATE 9-10-18 TIME 3:20pm  
Deann Jennings  
JONES COUNTY CLERK, JONES CO., TX  
BY: Whitney Ortega

601 AVENUE L  
ANSON, TX 79501

0000005208889

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: October 02, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE SOUTH HALL ENTRANCE ON THE FIRST FLOOR OF THE JONES COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 23, 1999 and recorded in Document VOLUME 133, PAGE 150 real property records of JONES County, Texas, with DONALD W WHITE AND ALICE F WHITE, grantor(s) and BANK ONE TEXAS, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DONALD W WHITE AND ALICE F WHITE, securing the payment of the indebtednesses in the original principal amount of \$49,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

  
TERRY BROWDER, MARSHA MONROE, LAURA BROWDER, JONATHAN SCHENDEL, RAMIRO CUEVAS,  
FREDERICK BRITTON, DOUG WOODARD, OR KRISTIE ALVAREZ  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax:  
843 413 5433/scra.military.orders@chase.com



601 AVENUE L  
ANSON, TX 79501

0000005208889  
Date of Sale: 10/02/2018

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the JONES County Clerk and caused to be posted at the JONES County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

0000005208889

JONES



BEING ALL OF LOT NUMBER TWO (2) IN BLOCK NUMBER FORTY-SIX (46) OF THE ORIGINAL TOWN OF ANSON, TEXAS, AS SHOWN BY PLAT OF SAID TOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF JONES COUNTY, TEXAS

Filed 7/17/2018 1:12 PM  
 Accepted 7/31/2018 8:39 AM  
 Lacey Hansen  
 District Clerk  
 Jones County, Texas  
 Reviewed By: Renesha Gilmore

Cause No. 024256

JPMORGAN CHASE BANK, N.A.,  
 SUCCESSOR BY MERGER TO  
 BANK ONE, N.A., SUCCESSOR BY  
 MERGER TO BANK ONE TEXAS,  
 N.A.,  
 Plaintiff,

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IN THE DISTRICT COURT

v.

ALICE WHITE, AND THE  
 UNKNOWN HEIRS AT LAW OF  
 DONALD W. WHITE, DECEASED,  
 Defendants.

OF JONES COUNTY, TEXAS

In Re: 601 AVENUE L,  
 ANSON, TEXAS 79501

259<sup>TH</sup> JUDICIAL DISTRICT

**DEFAULT AND AGREED JUDGMENT**

After considering plaintiff, JPMorgan Chase Bank, N.A., successor by merger to Bank One, N.A., successor by merger to Bank One Texas, N.A., its successors or assigns, motion for default and entry of an agreed judgment, pleadings, and evidence on file the Court GRANTS the motion and finds:

1. Citation properly served on defendants according to law and remained on file with the Clerk of this Court for the time prescribed by law.
2. Defendant, Alice White was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. The last known address for defendant, Alice White is as follows: 3601 Baschiff, Abilene, Texas 79602.
3. None of the defendants who were personally served are in active military service.
4. Brenna Trancoso was appointed as attorney ad litem according to TEX. R. CIV. P. 244 for defendants, the unknown heirs-at-law of Donald W. White, deceased served citation by publication.

5. The Loan Agreement between Donald W. White, Alice White, and the plaintiff is in default and that plaintiff is the beneficiary of that agreement on the property made the basis of this lawsuit.

6. Plaintiff is entitled to the relief sought in plaintiff's original petition. Therefore it is

ORDERED that:

All of Donald W. White's ("Decedent") heirs-at-law have been made defendants to this suit and were immediately vested with all of Decedent's right, title and interest in the real property and improvements commonly known as 601 Avenue L, Anson, Texas 79501 ("Property") and legally described as:

BEING ALL OF LOT NUMBER TWO (2) IN BLOCK NUMBER FORTY-SIX (46) OF THE ORIGINAL TOWN OF ANSON, TEXAS, AS SHOWN BY PLAT OF SAID TOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF JONES COUNTY, TEXAS

FURTHER ORDERED plaintiff has a valid lien on the Property by way of a Texas Home Equity Security Instrument dated December 23, 1999 and filed under Volume 133, Page 150 of the Official Public Records of Jones County, Texas.

FURTHER ORDERED that this judgment serves as an Order authorizing plaintiff to foreclose its lien created under TEX. CONST. art. XVI, § 50(a)(6) in compliance with the Loan Agreement and TEX. PROB. CODE § 51.002.

FURTHER ORDERED that a copy of this Judgment shall be sent to defendants with the notice of the date, time, and place of the foreclosure sale.

FURTHER ORDERED that plaintiff may communicate with the defendants and all third parties reasonably necessary to conduct the foreclosure sale.

FURTHER ORDERED that if defendants are represented by counsel, the notice of foreclosure sale also be mailed to counsel by certified mail.

FURTHER ORDERED that one of the effects of the non-judicial foreclosure shall be that defendants are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.

FURTHER ORDERED that no personal liability or deficiency for the Loan Agreement debt shall be asserted against the defendants or the purative estate of Decedent.

FURTHER ORDERED that after the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final and the plaintiff is the purchaser of the Property at the non judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property in accordance with TEX. R. CIV. P. 510.

FURTHER ORDERED that as part of the costs of court, and payable by plaintiff, Brenna Truncoso, the Attorney Ad Litem is granted the sum of \$ 687.50 and discharged as Ad Litem in this case.

FURTHER ORDERED that all other costs of court are taxed against the party incurring same.


All relief not expressly granted is denied.

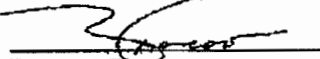
This judgment finally disposes of all parties and all claims and is appealable.

SIGNED this 30 JULY 2019 day of \_\_\_\_\_

  
PRESIDING JUDGE

APPROVED AS TO FORM & SUBSTANCE: APPROVED AS TO FORM ONLY:

  
Jennifer K. Checko  
State Bar No.: 24082482  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001-4320  
(972) 341-5321  
(972) 341-0734 (Facsimile)  
jennic@hdfgroup.com  
ATTORNEY FOR PLAINTIFF

  
Brenna M. Truncoso  
State Bar No.: 24093282  
1114 W. Court Plaza/P.O. Box 486  
Anson, Texas 79501  
(325) 823-2552  
Brenna.M.Truncoso@gmail.com  
ATTORNEY AD LITEM