

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/01/2009
Grantor(s): LANCE SHELTON
Original Mortgagee: PRIORITY BANK
Original Principal: \$159,464.00
Recording Information: Book 01489 Page 00345 Instrument 00903479
Property County: Freestone
Property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE CESARIO CHAMAR SURVEY, ABSTRACT NO. 8, FREESTONE COUNTY, TEXAS AND BEING PART OF THE CERTAIN CALLED 17.878 ACRE TRACT DESCRIBED IN A DEED TO BOBBY R. WILLIAMS AND MARTHA WILLIAMS FROM TAMMIE LYNN WILLIAMS ON DECEMBER 19, 2002 AND RECORDED IN VOLUME 1221, PAGE 818 OF THE OFFICIAL RECORDS OF FREESTONE COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2" IRON ROD (FOUND) AT A FENCE CORNER FOR THE EAST CORNER OF THE ABOVE MENTIONED 17.878 ACRE TRACT AND BEING AN ELL CORNER OF A CALLED 14.15 ACRE TRACT CONVEYED TO LESLIE WHITESIDE AND WIFE, SUSAN WHITESIDE ON SEPTEMBER 5, 1989 AND RECORDED IN VOLUME 812, PAGE 746;

THENCE SOUTH 25 DEG. 07 MIN 57 SEC. WEST WITH THE NORTHERLY SOUTHEAST LINE OF THE 17.878 ACRE TRACT AND THE SOUTHERLY NORTHWEST LINE OF THE WHITESIDE TRACT, A DISTANCE OF 265.30 FT. TO A 1/2" IRON ROD (SET) FOR AN ANGLE CORNER OF THE 17.878 ACRE TRACT AND BEING IN THE NORTHWEST RIGHT-OF-WAY OF FREESTONE COUNTY ROAD NO. 430;

THENCE IN A SOUTHWESTERLY DIRECTION WITH THE SOUTHEAST LINES OF THE 17.878 ACRE TRACT AND THE NORTHWEST RIGHT-OF-WAY OF FREESTONE COUNTY ROAD NO. 430 AS FOLLOWS:

SOUTH 19 DEG. 37 MIN. 58 SEC. WEST A DISTANCE OF 34.29 FT. TO A CORNER, SOUTH 27 DEG. 28 MIN. 22 SEC. WEST A DISTANCE OF 573.77 FT. TO A CORNER, SOUTH 24 DEG. 47 MIN. 47 SEC. WEST A DISTANCE OF 183.46 FT. TO A CORNER, SOUTH 20 DEG. 00 MIN. 44 SEC. WEST A DISTANCE OF 74.33 FT. TO A CORNER, SOUTH 12 DEG. 29 MIN. 32 SEC. WEST A DISTANCE OF 177.37 FT. TO A CORNER AND

SOUTH 11 DEG. 35 MIN. 34 SEC. WEST A DISTANCE OF 22.69 FT. TO A 1/2" IRON ROD (SET) FOR THE SOUTH CORNER OF THE 17.878 ACRE TRACT AND BEING AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY OF FREESTONE COUNTY ROAD NO. 430 AND THE NORTHEAST RIGHT-OF-WAY OF FREESTONE COUNTY ROAD NO. 421;

THENCE IN A NORTHWESTERLY DIRECTION WITH THE SOUTHWEST LINES OF THE 17.878 ACRE TRACT AND THE NORTHEAST RIGHT-OF-WAY OF FREESTONE COUNTY ROAD NO. 421 AS FOLLOWS:

NORTH 33 DEG. 49 MIN 06 SEC. WEST A DISTANCE OF 67.93 FT. TO A CORNER AND NORTH 28 DEG. 36 MIN. 43 SEC. WEST A DISTANCE OF 415.73 FT. TO A 1/2" IRON ROD (SET) FOR THE SOUTH CORNER OF A 1.000 ACRE TRACT SURVEYED ON THIS DAY;

THENCE NORTH 72 DEG. 29 MIN. 57 SEC. EAST ACROSS THE 17.878 ACRE TRACT AND WITH THE SOUTHEAST LINE OF THE 1.000 ACRE TRACT, A DISTANCE OF 194.69 FT. TO A 1/2" IRON ROD (SET) FOR THE EAST CORNER OF SAME;

THENCE NORTH 17 DEG. 30 MIN. 03 SEC. WEST CONTINUING ACROSS THE 17.878 ACRE TRACT AND WITH THE NORTHEAST LINE OF THE 1.000 ACRE TRACT, A DISTANCE OF 208.71 FT. TO A 1/2" IRON ROD (SET) FOR THE NORTH CORNER OF SAME;

THENCE SOUTH 72 DEG. 29 MIN. 57 SEC. WEST CONTINUING ACROSS THE 17.878 ACRE TRACT AND WITH THE NORTHWEST LINE OF THE 1.000 ACRE TRACT, A DISTANCE OF 210.36 FT. TO A 1/2" IRON ROD (SET) FOR THE WEST CORNER OF SAME, IN THE SOUTHWEST LINE OF THE 17.878 ACRE TRACT AND BEING IN THE NORTHEAST RIGHT-OF-WAY OF SAID FREESTONE COUNTY ROAD NO. 421;

THENCE IN A NORTHERLY DIRECTION WITH THE SOUTHWEST LINE OF THE 17.878 ACRE TRACT AND THE NORTHEAST RIGHT-OF-WAY OF FREESTONE COUNTY ROAD NO. 421 AS FOLLOWS:

NORTH 13 DEG. 27 MIN. 31 SEC. WEST A DISTANCE OF 12.07 FT. TO A CORNER, NORTH 03 DEG. 38 MIN. 11 SEC. WEST A DISTANCE OF 256.47 FT. TO A CORNER, NORTH 02 DEG. 11 MIN. 21 SEC. WEST A DISTANCE OF 168.26 FT. TO A CORNER AND

NORTH 03 DEG. 53 MIN. 48 SEC. EAST A DISTANCE OF 56.23 FT. TO A 1/2" IRON ROD (SET) FOR THE SOUTHWEST CORNER OF A 4.842 ACRE TRACT SURVEYED ON THIS DAY;

THENCE SOUTH 88 DEG. 03 MIN. 03 SEC. EAST ACROSS THE 17.878 ACRE TRACT AND WITH THE SOUTH LINE OF THE 4.842 ACRE TRACT, A DISTANCE OF 480.43 FT. TO A 1/2" IRON ROD (SET) AT A FENCE CORNER FOR THE SOUTHEAST CORNER OF SAME;

THENCE IN A NORTHEASTERLY DIRECTION CONTINUING ACROSS THE 17.878 ACRE TRACT AND WITH THE EAST LINES OF THE 4.842 ACRE TRACT AS FOLLOWS:

NORTH 10 DEG. 17 MIN. 08 SEC. EAST A DISTANCE OF 102.99 FT. TO A 1/2" IRON ROD (SET) AT A FENCE CORNER AND NORTH 28 DEG. 41 MIN. 31 SEC. EAST A DISTANCE OF 180.38 FT. TO A 1/2" IRON ROD (SET) IN A FENCE, IN THE EASTERLY NORTHEAST LINE OF THE 17.878 ACRE TRACT, IN THE EASTERLY SOUTHWEST LINE OF SAID WHITESIDE TRACT AND BEING THE NORTHEAST CORNER OF THE 4.842 ACRE TRACT, FROM WHICH A 1/2 IRON ROD (SET) FOR AN ANGLE CORNER OF THE 17.878 ACRE TRACT BEARS NORTH 64 DEG. 15 MIN. 39 SEC. WEST- 112.25 FT.;

THENCE SOUTH 64 DEG. 15 MIN. 39 SEC. EAST WITH THE EASTERLY NORTHEAST LINE OF THE 17.878 ACRE TRACT AND THE EASTERLY SOUTHWEST LINE OF THE WHITESIDE TRACT, A DISTANCE OF 316.76 FT. TO THE PLACE OF BEGINNING AND CONTAINING 12.048 ACRES OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED ON A EASTERLY SOUTHWEST LINE OF A CALLED 14.15 ACRE TRACT DESCRIBED IN VOLUME 812, PAGE 746 OF THE OFFICIAL RECORDS OF FREESTONE COUNTY, TEXAS.

Reported Address: 115 FC 430, 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 6th day of March, 2018
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT STEPS AT THE SOUTH ENTRANCE OF THE COURTHOUSE in Freestone County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Freestone County Commissioner's Court.

Substitute Trustee(s): Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Allan Johnston, Ronnie Hubbard, Beatrice Carrillo, John Mccarthy, Kevin Mccarthy, Zach Mccarthy, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, 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 Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Allan Johnston, Ronnie Hubbard, Beatrice Carrillo, John Mccarthy, Kevin Mccarthy, Zach Mccarthy, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

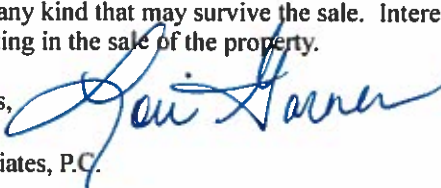
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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. Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Allan Johnston, Ronnie Hubbard, Beatrice Carrillo, John Mccarthy, Kevin Mccarthy, Zach Mccarthy, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, 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,

Bonial & Associates, P.C.



FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Feb 08, 2018 AT 01:56P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 145420
By: Alicia Dossett, Deputy