

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

AT O'CLOCK M
FILED
MAY 17 2018

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By Her Honor's Deputy

DEED OF TRUST INFORMATION:

Date: 08/24/2007
Grantor(s): TAMISHA PLOWMAN, JOINED HEREIN PRO FORMA BY HER HUSBAND, GARY HUTSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR INTERLINC MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$178,440.00
Recording Information: Instrument 2007-00234095
Property County: Angelina
Property:

BEING 5.32 ACRES, MORE OR LESS, OUT OF THE J.D. Y'BARBO SURVEY A-52, ANGELINA COUNTY, TEXAS.

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE J. D. Y'BARBO SURVEY, ABSTRACT NO. 52 AND BEING ALL OF THAT CERTAIN 5.331 ACRE TRACT DESCRIBED IN A DEED FROM THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA TO DANIEL J. QUICK, ET AL DATED JANUARY 23, 1998 AND RECORDED IN VOLUME 1136 ON PAGE 172 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF THE AFORESAID REFERRED TO 5.331 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN 4.36 ACRE TRACT DESCRIBED AS TRACT NO. TWO IN A DEED FROM DOROTHY D. JUMPER TO JERRY W. JORDAN, ET UX DATED MAY 10, 1995 AND RECORDED IN VOLUME 1010 ON PAGE 329 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" PIPE FOUND FOR THE SOUTH MARGIN OF COUNTY ROAD NO. 54 (PARK CIRCLE), SAID PIPE BEING APPROXIMATELY 28.5 FEET FROM THE EXISTING CENTERLINE, SAID PIPE WITNESSED BY A FENCE CORNER BEARING S 12 DEGREES E 1.6 FEET;

THENCE S 12 DEGREES 50' 45" E (CALLED S 11 DEGREES 59' E) WITH THE EAST BOUNDARY LINE OF THE SAID 5.331 ACRE TRACT, AT 747.45 FEET PASS A FENCE CORNER 0.4 FEET RIGHT CALLED TO BE A NORTHWEST CORNER OF THAT CERTAIN 11.5 ACRE TRACT DESCRIBED AS FOURTH IN A PARTITION DEED FROM W. R. WEEKS, ET AL TO W. R. WEEKS DATED FEBRUARY 23, 1968 AND RECORDED IN VOLUME 345 ON PAGE 648 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS (IF IT IS THE SAME FENCE CORNER), AT 748.31 FEET PASS A 5/8" ROD 1.07 FEET LEFT CALLED TO BE THE SOUTHWEST CORNER OF THE SAID 4.36 ACRE TRACT (CALLED TO BE A 1/2" ROD), AT 854.95 FEET (CALLED 855.96 FEET) TO THE SOUTHEAST CORNER OF THE SAID 5.331 ACRE TRACT ON A CORNER OF THE SAID 11.5 ACRE TRACT, A 5/8" ROD FOUND FOR CORNER WITNESSED BY A FENCE CORNER BEARING S 70 DEGREES W 1.5 FEET;

THENCE S 69 DEGREES 03' 02" W (CALLED S 70 DEGREES 00' W) WITH THE SOUTH BOUNDARY LINE OF THE SAID 5.331 ACRE TRACT AND THE NORTH BOUNDARY LINE OF THE SAID 11.5 ACRE TRACT, AT 273.89 FEET (CALLED 274 FEET) THE SOUTHWEST CORNER OF THE SAID 5.331 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 4.365 ACRE TRACT (9.696 ACRE SAVE AND EXCEPT 5.331 ACRE TRACT) DESCRIBED AS TRACT 1 IN A DEED FROM HERMAN V. R. HOPPER, ET UX TO RICHARD BRYAN WOMACK, ET UX DATED APRIL 6, 1995 AND RECORDED IN VOLUME 1006 ON PAGE 453 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, A 5/8" ROD FOUND FOR CORNER WITNESSED BY A FENCE CORNER BEARING S 58 DEGREES W 0.8 FEET;

THENCE N 12 DEGREES 47' 54" W (CALLED N 11 DEGREES 58' 58.9" W) WITH THE WEST BOUNDARY LINE OF THE SAID 5.331 ACRE TRACT AND EAST BOUNDARY LINE OF THE SAID 4.365 ACRE TRACT, AT 855.28 FEET (CALLED 855.92 FEET) THE NORTHWEST CORNER OF THE 5.331 ACRE TRACT AND THE NORTHEAST CORNER OF THE SAID 4.365 ACRE TRACT, A 5/8" ROD FOUND FOR CORNER IN THE SOUTH MARGIN OF THE AFORESAID COUNTY ROAD NO. 54 (APPROXIMATELY 28.5 FEET FROM THE EXISTING CENTERLINE);

THENCE N 69 DEGREES 05' 56" E (CALLED N 69 DEGREES 59' 34.7" E) WITH THE NORTH BOUNDARY LINE OF THE SAID 5.331 ACRE TRACT AND THE SOUTH MARGIN OF THE SAID COUNTY ROAD NO. 54, AT 273.15 FEET (CALLED 274.0 FEET) THE POINT AND PLACE OF BEGINNING AND CONTAINING 5.32 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: THE WEST BOUNDARY LINE OF THAT CERTAIN 0.384 ACRE TRACT DESCRIBED IN A DEED FROM CHARLES E. WALEY, JR., ET UX TO J.L. WILLIS DATED JULY 9, 1997 AND RECORDED IN VOLUME 1111 ON PAGE 875 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, (DEED CALL - N 21 DEGREES 06' 05" W 209.50 FEET - FOUND 1/2" RODS 209.41 FEET APART).

Reported Address: 427 PARKS CIRCLE, LUFKIN, TX 75904

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 August, 2018
Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: The Angelina County Courthouse Annex 606 East Lufkin Ave, Lufkin, TX in the hallway outside the Commissioner's Courtroom adjacent to the Atrium; or the front steps of the main entrance to the Angelina County Courthouse if the Courtroom is closed for holidays or elections. in Angelina County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Angelina County Commissioner's Court.

Substitute Trustee(s): Kim Hinshaw, Kathleen Adkins, Evan Press, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Ronnie Hubbard, Allan Johnston, Beatrice Carrillo, John Mccarthy, Kevin Mccarthy, Zach Mccarthy, Michael Burns, Elizabeth Hayes, Marilyn Jones, 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 Kim Hinshaw, Kathleen Adkins, Evan Press, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Ronnie Hubbard, Allan Johnston, Beatrice Carrillo, John Mccarthy, Kevin Mccarthy, Zach Mccarthy, Michael Burns, Elizabeth Hayes, Marilyn Jones, 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. Kim Hinshaw, Kathleen Adkins, Evan Press, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Ronnie Hubbard, Allan Johnston, Beatrice Carrillo, John Mccarthy, Kevin Mccarthy, Zach Mccarthy, Michael Burns, Elizabeth Hayes, Marilyn Jones, 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.

Sheryl LaMont
5-17-18