

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2018 AUG 30 A 10: 5

DEED OF TRUST INFORMATION:

Date: 11/29/2004
Grantor(s): PEARLETTA BETH ULLRICH
Original Mortgagee: WASHINGTON MUTUAL BANK, FA
Original Principal: \$61,004.56
Recording Information: Book 1319 Page 0311 Instrument 11452
Property County: Hill
Property:

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE COUNTY OF HILL, STATE OF TEXAS, DESCRIBED AS FOLLOWS: LOTS NOS. 181, 182 AND 183, LOMA ALTA SUBDIVISION, LAKE WHITNEY, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION, RECORDED IN VOLUME 162, PAGE 126, HILL COUNTY DEED RECORDS. SAVE AND EXCEPT FOR ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF HILL, STATE OF TEXAS, BEING LOT NUMBERS 182 AND 183, LOMA ALTA SUBDIVISION, LAKE WHITNEY, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION, RECORDED IN VOLUME 162, PAGE 126, HILL COUNTY DEED RECORDS, PURSUANT TO THAT ONE CERTAIN PARTIAL SATISFACTION OF DEED OF TRUST RECORDED AT INSTRUMENT NUMBER 008943, BOOK 1369, PAGE 0060, IN THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY ON SEPTEMBER 16, 2005.

Reported Address: 204 CREEK DR, WHITNEY, TX 76692

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 2nd day of October, 2018
Time of Sale: 11:00 AM or within three hours thereafter.

Place of Sale: AT THE EAST DOOR OF THE COURTHOUSE in Hill County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hill County Commissioner's Court.

Substitute Trustee(s): Tim Lewis or Brenda Wiggs or Denise Boerner or Donna Stockman or David Stockman or Guy Wiggs or Lori McCarty or Juanita Cox or Jimmy Carroll Brewer or Stephen Rawlings or Diasha Perkins or Jason Brewer, Michael Burns, Elizabeth Hayes, Carlos R. Hernandez-Vivoni, Sammy Hooda, 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 Tim Lewis or Brenda Wiggs or Denise Boerner or Donna Stockman or David Stockman or Guy Wiggs or Lori McCarty or Juanita Cox or Jimmy Carroll Brewer or Stephen Rawlings or Diasha Perkins or Jason Brewer, Michael Burns, Elizabeth Hayes, Carlos R. Hernandez-Vivoni, Sammy Hooda, 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. Tim Lewis or Brenda Wiggs or Denise Boerner or Donna Stockman or David Stockman or Guy Wiggs or Lori McCarty or Juanita Cox or Jimmy Carroll Brewer or Stephen Rawlings or Diasha Perkins or Jason Brewer, Michael Burns, Elizabeth Hayes, Carlos R. Hernandez-Vivoni, Sammy Hooda, 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.