

FILED FOR RECORD  
 AT 11:32 O'CLOCK  
 DEC 13 2018  
 KARREN WINTER, COUNTY CLERK  
 ARCHER COUNTY, TEXAS

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 04/30/2007  
**Grantor(s):** JAMES MORTON AND WIFE, ALYCE MORTON  
**Original Mortgagee:** WASHINGTON MUTUAL BANK, FA  
**Original Principal:** \$263,308.00  
**Recording Information:** Book 679 Page 44 Instrument 117289  
**Property County:** Archer  
**Property:**

A 13.55-ACRE TRACT OF LAND OUT OF SECTION 2, PALO PINTO COUNTY SCHOOL LANDS, ARCHER COUNTY, TEXAS, BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT A POINT IN THE WEST LINE OF SAID SECTION 2 WHERE SAID WEST LINE INTERSECTS THE NORTH RIGHT-OF-WAY LINE OF THE ABANDONED WICHITA VALLEY RAILROAD RIGHT-OF-WAY, SAID POINT LYING SOUTH 2, 837 FEET ALONG THE WEST LINE OF SAID SECTION 2 FROM THE NORTHWEST CORNER OF SAID SECTION 2 FOR THE SOUTHWEST CORNER AND PLACE OF BEGINNING OF THIS TRACT;  
 THENCE NORTH 567.10 FEET ALONG THE WEST LINE OF SAID SECTION 2 TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT;  
 THENCE LEAVING THE WEST LINE OF SAID SECTION 2, NORTH 63 DEG 40' 00" 475.15 FEET TO A 1/2 INCH IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT  
 THENCE SOUTH 26 DEG 58' 30" 505.00 FEET TO A 1/2-INCH IRON ROD IN THE NORTH RIGHT-OF-WAY LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY FOR THE SOUTHEAST CORNER OF THIS TRACT;  
 THENCE SOUTH 63 DEG 52' 00" WEST 984 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT FOR A POINT OF CURVATURE IN THE SOUTH LINE OF THIS TRACT;  
 THENCE IN A SOUTH WESTERLY DIRECTION ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5779.57 FEET, AN ARC LENGTH OF 317.38 FEET, AND WHOSE CHORD BEARS SOUTH 62 DEG 17' 44" WEST 317.34 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 13.55 ACRES OF LAND, MORE OR LESS, OF WHICH 2.5 ACRES LIE WITHIN THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 277, RESULTING IN A NET ACREAGE OF 11.05 ACRES, MORE OR LESS.

**Reported Address:** 13705 US HIGHWAY 277 SOUTH, HOLLIDAY, TX 76366

**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 February, 2019  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** AT THE WEST ENTRANCE ON THE GROUND FLOOR OF THE COURTHOUSE in Archer County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Archer County Commissioner's Court.

**Substitute Trustee(s):** Lynne Holiday, Jerry Tiemann, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwierns, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Meryl Olsen, Michael Burns, Elizabeth Hayes, 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 Lynne Holiday, Jerry Tiemann, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwierns, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Meryl Olsen, Michael Burns, Elizabeth Hayes, 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. Lynne Holiday, Jerry Tiemann, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwierns, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Meryl Olsen, Michael Burns, Elizabeth Hayes, 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.

