

**NOTICE OF ACCELERATION AND NOTICE OF 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.**

**DEED OF TRUST INFORMATION:**

**Date:** 07/20/1998  
**Grantor(s):** JAMES J. LATHAM AND WIFE, ALLENE LATHAM  
**Original Mortgagee:** ALLIED MORTGAGE CAPITAL CORPORATION  
**Original Principal:** \$35,700.00  
**Recording Information:** Book 0358 Page 570 Instrument 1624  
**Property County:** **Rains**  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** CR 4330, EMORY, TX 75440

FILED FOR RECORD  
2020 JAN 30 PM 12:55  
LINDA WALLACE  
COUNTY CLERK  
RAINS COUNTY, TEXAS

**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 3rd day of March, 2020  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE EASTMOST SIDE OF THE COURTHOUSE ANNEX WHICH IS LOCATED AT 220 WEST QUITMAN STRRET in Rains County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Rains County Commissioner's Court.

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 Sue Spasic, Zoran W. Spasic, Robert LaMont, Harriett Fletcher, Shannah Howle, Jon Murphy Howle, Michael Burns, Bradley Conway, Tori 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. Sue Spasic, Zoran W. Spasic, Robert LaMont, Harriett Fletcher, Shannah Howle, Jon Murphy Howle, Michael Burns, Bradley Conway, Tori 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.

**Substitute Trustee(s):** Sue Spasic, Zoran W. Spasic, Robert LaMont, Harriett Fletcher, Shannah Howle, Jon Murphy Howle, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

I am Harriett Fletcher whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 1-30-20 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Rains County Clerk and caused it to be posted at the location directed by the Rains County Commissioners Court.

By: Harriett Fletcher  
Harriett Fletcher 01-30-2020

Exhibit "A"

BEING A TRACT OR PARCEL OF LAND SITUATED IN RAINS COUNTY, TEXAS, BEING A PART OF THE D. E. LAWHON SURVEY, ABSTRACT NO. 134, BEING ALL OF THE 1.000 ACRE TRACT OF LAND CONVEYED BY DEED FROM CLEVELAND J. HATLEY AND WIFE, BETTY HATLEY TO TREVIA KAY MARTIN AS RECORDED IN VOLUME 236 AT PAGE 753 OF THE DEED RECORDS OF RAINS COUNTY AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT A FENCE CORNER POST AT THE SOUTHWEST CORNER OF SAID 1.000 ACRE TRACT;  
THENCE N 00 DEGREES 00' 00" W ALONG A FENCE AND THE WEST LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 202.21 FEET TO A 1/2 INCH IRON ROD FOUND IN A FENCE FOR CORNER, BEING THE NORTHWEST CORNER OF SAID 1.000 ACRE TRACT;  
THENCE N 89 DEGREES 30' 13" E ALONG A FENCE AND THE NORTH LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 218.60 FEET TO A 1/2 INCH IRON ROD SET IN THE CENTER LINE OF RAINS COUNTY ROAD NO. 4330 AT THE NORTHEAST CORNER OF SAID 1.000 ACRE TRACT;  
THENCE S 01 DEGREES 40' 02" W ALONG THE CENTER LINE OF SAID ROAD AND THE EAST LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 202.35 FEET TO A 1/2 INCH IRON ROD SET IN THE CENTER LINE OF RAINS COUNTY ROAD NO. 4330 AT THE SOUTHEAST CORNER OF SAID 1.000 ACRE TRACT, BEING FURTHER MARKED BY A 1/2 INCH IRON ROD FOUND AT THE FENCE CORNER POST ON THE WEST LINE OF SAID ROAD;  
THENCE S 89 DEGREES 30' 13" W ALONG A FENCE AND THE SOUTH LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 212.17 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 1.001 ACRES OF LAND.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254