

(10)

FILED AT 10:20 O'CLOCK A.M.

MAY 15 2017

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Barbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS

DEED OF TRUST INFORMATION:

Date: 07/24/2002
Grantor(s): SUSAN M. QUINONES AND GILBERT J. QUINONES, WIFE AND HUSBAND
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST GREENSBORO HOME EQUITY, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$67,200.00
Recording Information: Instrument 151897
Property County: Coryell
Property: BEING ALL THAT CERTAIN TRACT OF LAND OUT OF CORYELL COUNTY, TEXAS, AND KNOWN AS LOT ONE (1), BLOCK FIVE (5), COPPER HILLS ESTATES, 4TH UNIT, CITY OF COPPERAS COVE, TEXAS, CORYELL COUNTY, TEXAS.
Reported Address: 702 KAREN STREET, COPPERAS COVE, TX 76522

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.
Current Mortgagee: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2002-KS6
Mortgage Servicer: Specialized Loan Servicing LLC
Current Beneficiary: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2002-KS6
Mortgage Servicer Address: 8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of June, 2017
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE NORTH DOOR AND/ OR PORCH , BEING THE NORTH ENTRANCE OF THE COURTHOUSE in Coryell County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Coryell County Commissioner's Court.
Substitute Trustee(s): Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Denise Boerner, Jill Nichols, Meghan Lamonte, Michelle Schwartz, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Denise Boerner, Jill Nichols, Meghan Lamonte, Michelle Schwartz, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Denise Boerner, Jill Nichols, Meghan Lamonte, Michelle Schwartz, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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,
Buckley Madole, P.C. *[Signature]*

IN RE: ORDER FOR FORECLOSURE
CONCERNING
702 KAREN STREET, COPPERAS
COVE, TX 76522
UNDER TEX. R. CIV. PROC. 736

IN THE DISTRICT COURT

PETITIONER:

THE BANK OF NEW YORK MELLON
TRUST COMPANY, NATIONAL
ASSOCIATION FKA THE BANK OF
NEW YORK TRUST COMPANY, N.A.
AS SUCCESSOR TO JPMORGAN
CHASE BANK, AS TRUSTEE FOR
RESIDENTIAL ASSET SECURITIES
CORPORATION, HOME EQUITY
MORTGAGE ASSET-BACKED PASS
THROUGH CERTIFICATES SERIES
2002-KS6

CORYELL COUNTY, TEXAS

RESPONDENT(S):

GILBERT J. QUINONES, SUSAN M.
QUINONES

52ND DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is
 Gilbert J. Quinones, whose last known address is
 708 White Hawk Trl, Harker Hights, TX 76548.
 Susan M. Quinones, whose last known address is
 708 White Hawk Trl, Harker Hights, TX 76548.

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

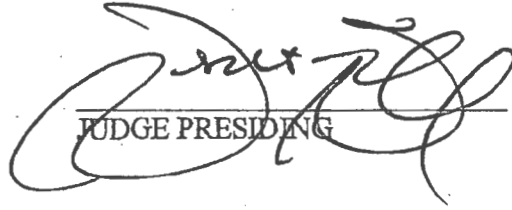
3. The property that is the subject of this foreclosure proceeding is commonly known as 702 Karen Street, Copperas Cove, TX 76522 with the following legal description:

BEING ALL THAT CERTAIN TRACT OF LAND OUT OF CORYELL COUNTY, TEXAS, AND KNOWN AS LOT ONE (1), BLOCK FIVE (5), COPPER HILLS ESTATES, 4TH UNIT, CITY OF COPPERAS COVE, TEXAS, CORYELL COUNTY, TEXAS.

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 151897 and recorded in the real property records of Coryell County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 17 day of January, 2017.


JUDGE PRESIDING