

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

JAN 31 2018

*Barbara Simpson*  
COUNTY CLERK, CORYELL CO., TEXAS

**DEED OF TRUST INFORMATION:**

**Date:** 04/20/2012  
**Grantor(s):** NAOMI K DELONG, AN UNMARRIED WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WALLICK AND VOLK, INC., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$162,755.10  
**Recording Information:** Instrument 253132 ; re-recorded under Instrument 254969  
**Property County:** Coryell  
**Property:**

FIELD NOTES DESCRIBING A 0.40-ACRE TRACT OF LAND IN THE E. NORTON SURVEY, ABSTRACT NUMBER 782, CORYELL COUNTY, TEXAS, BEING A PORTION OF LOT 10, BLOCK 1, ELMS ADDITION TO THE CITY OF GATESVILLE, TEXAS, RECORDED IN VOLUME 1, PAGE 17 (CABINET A, SLIDE 17) IN THE PLAT RECORDS OF CORYELL COUNTY, TEXAS. ALSO BEING A TRACT OF LAND CONVEYED TO VICKIE COLBERT, RECORDED UNDER INSTRUMENT NUMBER 214821 IN THE DEED RECORDS OF CORYELL COUNTY, TEXAS (C.C.D.R.). SAID 0.40-ACRE TRACT SHOWN ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" DIAMETER IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID COLBERT TRACT, THE NORTHEAST CORNER OF SAID LOT 10, THE NORTHWEST CORNER OF LOT 14 OF SAID BLOCK 1, AND IN THE SOUTH LINE OF DOVE STREET, FOR THE NORTHEAST CORNER IN THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 01 DEGREES 05 MINUTES 00 SECONDS W - 184.82 FEET WITH THE EAST LINE OF SAID COLBERT TRACT, THE EAST LINE OF SAID LOT 10, THE WEST LINE OF SAID LOT 14, AND THE WEST LINES OF LOT 13, LOT 12, AND LOT 11 OF SAID BLOCK 1 TO A 3/8" DIAMETER IRON ROD FOUND WITH CAP (SHOCKLEY #2286) IN THE NORTH LINE OF ELMS LANE FOR THE SOUTHEAST CORNER IN THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 78 DEGREES, 10 MINUTES 31 SECONDS W - 101.79 FEET WITH THE SOUTH LINE OF SAID COLBERT TRACT THROUGH SAID LOT 10 AND WITH THE NORTH LINE OF SAID ELMS LANE TO 1/2" DIAMETER IRON ROD SET WITH CAP (LETH #3879) AT THE SOUTHWEST CORNER OF SAID COLBERT TRACT AND AT THE INTERSECTION OF SAID ELMS LANE AND ELMS STREET, FOR THE SOUTHEAST CORNER IN THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 01 DEGREES 12 MINUTES 24 SECONDS E - 165.47 FEET WITH THE WEST LINE OF SAID COLBERT TRACT, THROUGH SAID LOT 10 AND WITH THE EAST LINE OF SAID ELMS STREET TO A 3/8" DIAMETER IRON ROD FOUND IN THE NORTH LINE OF SAID LOT 10 AND IN THE SOUTH LINE OF SAID DOVE STREET, FOR THE NORTHWEST CORNER IN THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 89 DEGREES 07 MINUTES 56 SECONDS E - 99.65 FEET WITH THE NORTH LINE OF SAID COLBERT TRACT, THE NORTH LINE OF SAID LOT 10 AND WITH THE SOUTH LINE OF SAID DOVE STREET TO THE POINT OF BEGINNING AND CONTAINING 0.40-ACRES OF LAND.

**Reported Address:** 201 ELM LN, GATESVILLE, TX 76528

**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 6th day of March, 2018  
**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):** Jack Burns II, Kristopher Holub, Patrick Zwiers, Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephan Rawlings, Diasha Perkins, Jason Brewer, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, 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

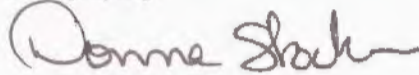
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jack Burns II, Kristopher Holub, Patrick Zwiers, Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephan Rawlings, Diasha Perkins, Jason Brewer, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, 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. Jack Burns II, Kristopher Holub, Patrick Zwiers, Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephan Rawlings, Diasha Perkins, Jason Brewer, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, 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. f/k/a Buckley Madole, P.C.