

OCT 10 2019

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALEBarbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS

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: 08/28/2002
Grantor(s): JAMES ANTHONY KLESHICK AND WIFE, SANDRA SOLOMON KLESHICK
Original Mortgagee: LONG BEACH MORTGAGE COMPANY, A CORPORATION
Original Principal: \$79,900 00
Recording Information: Instrument 152695
Property County: Coryell
Property: (See Attached Exhibit "A")
Reported Address: 125 COUNTY ROAD 247, 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 5th day of November, 2019
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.

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, 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. 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, 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): 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, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act

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

Document Prepared by
 Bonial & Associates, P C
 14841 Dallas Parkway, Suite 425, Dallas, TX 75254
 AS ATTORNEY FOR THE HEREIN
 IDENTIFIED MORTGAGEE AND/OR
 MORTGAGE SERVICER

Certificate of Posting

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

By _____

Exhibit "A"

ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN CORYELL COUNTY, TEXAS, OUT OF THE A S JORDAN SURVEY, ABSTRACT NO 556, AND BEING A PART OF THAT CERTAIN 7.35 ACRES OF LAND CONVEYED BY JOSEPH VINCENT KLESHICK SR. TO JIMMIE ALICE KLESHICK BY DEED DATED JULY 15, 1994 OF RECORD IN VOLUME 589, PAGE 459 OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID 7.35 ACRE TRACT,
THENCE NORTH 19 DEG. EAST WITH THE EAST LINE OF SAID TRACT 440 FEET TO THE POINT FOR THE NORTHEAST CORNER OF THIS TRACT,
THENCE NORTH 69 DEG. 26 MIN WEST 243 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT,
THENCE SOUTH 19 DEG. WEST 440 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF SAID 7.35 ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT IN THE NORTH LINE OF COUNTY ROAD 245;
THENCE SOUTH 69 DEG 26 MIN EAST WITH THE NORTH LINE OF SAID ROAD AND SOUTH LINE OF SAID 7.35 ACRE TRACT 243 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.45 ACRES OF LAND, MORE OR LESS

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