

RECORDED
NOV 13 2012 11:4
COUNTY CLERK, WOOD CO TX

116 CR 1559
ALBA, TX 75410

00000007572449

NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: December 04, 2018
Time: The sale will begin at 10:00AM or not later than three hours after that time.
Place: THE EAST DOOR OF THE WOOD COUNTY COURTHOUSE (ALSO REFERRED TO AS THE FRONT DOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 09, 2011 and recorded in Document CLERK'S FILE NO. 2011-00003372 real property records of WOOD County, Texas, with ROBERT C VARNER AND ANGELA C VARNER, grantor(s) and METLIFE HOME LOANS, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROBERT C VARNER AND ANGELA C VARNER, securing the payment of the indebtednesses in the original principal amount of \$195,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR HECM ACQUISITION TRUST 2017-2, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

CAROL HAMPTON, TERRI WORLEY, RHONDA HAWKINS, SUE SPASIC OR LISA DELONG
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001



116 CR 1559
ALBA, TX 75410

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Date of Sale: 12/04/2018

Certificate of Posting

My name is LISA DELONG and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. I declare under penalty of perjury that on 11-13-18 I filed at the office of the WOOD County Clerk and caused to be posted at the WOOD County courthouse this notice of sale.

Lisa DeLong
Declarant Name: LISA DELONG
Date: 11-13-18

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WOOD



LOTS 32 AND 33, BLOCK III, OF MARINA ESTATES SUBDIVISION, WOOD COUNTY, TEXAS, AS SHOWN BY PLAT
OF SAID SUBDIVISION RECORDED IN VOLUME 9, PAGE 15 OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

2018 DEC 13 12:45
COUNTY CLERK, WOOD CO TX

DEED OF TRUST INFORMATION:

Date: 04/11/2008
Grantor(s): CHARLES R KING, A MARRIED MAN
Original Mortgagee: JPMORGAN CHASE BANK, N.A.
Original Principal: \$112,077.00
Recording Information: Book 02315 Page 00829 Instrument 00087358
Property County: Wood
Property:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE GEORGE BREWER SURVEY, ABSTRACT NO. 41, WOOD COUNTY, TEXAS, AND BEING PART OF LOT 1, OF BLOCK 5, OF THE MURPHY ADDITION TO THE CITY OF HAWKINS, TEXAS, A PLAT OF SAID ADDITION BEING OF RECORDED IN VOLUME 1, PAGE 86, PLAT RECORDS, WOOD COUNTY, TEXAS

Reported Address: 798 RUTH ST, HAWKINS, TX 75765

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 4th day of December, 2018
Time of Sale: 10:00 AM or within three hours thereafter.

Place of Sale: AT THE FRONT DOOR ON THE EAST SIDE OF THE COURTHOUSE in Wood County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wood County Commissioner's Court.

Substitute Trustee(s): Terri Worley or Lisa DeLong or Harriett Fletcher or Robert LaMont or David Sims or Sheryl LaMont or Allan Johnston or Sharon St. Pierre or Carol Hampton, 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 Terri Worley or Lisa DeLong or Harriett Fletcher or Robert LaMont or David Sims or Sheryl LaMont or Allan Johnston or Sharon St. Pierre or Carol Hampton, 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. Terri Worley or Lisa DeLong or Harriett Fletcher or Robert LaMont or David Sims or Sheryl LaMont or Allan Johnston or Sharon St. Pierre or Carol Hampton, 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.