

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 10/30/2006	Grantor(s)/Mortgagor(s): PENELOPE R FLACK
Original Beneficiary/Mortgagee: JPMORGAN CHASE BANK, N.A.	Current Beneficiary/Mortgagee: JPMorgan Chase Bank, National Association
Recorded in: Volume: 207 Page: 611 Instrument No: 77154	Property County: BREWSTER
Mortgage Servicer: JPMorgan Chase Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1111 Polaris Parkway, Columbus, OH 43240
Date of Sale: 5/7/2024	Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: Brewster County Courthouse, 201 W. Ave E., Alpine, TX 79830 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: ALL OF LOTS FOUR (4) AND FIVE (5), AND THE SOUTH 11.3 FEET OF LOT SIX (6), BLOCK SIXTY-FIVE (65), HANCOCK SUBDIVISION "B" TO THE CITY OF ALPINE, BREWSTER COUNTY, TEXAS, AS THE SAME APPEARS IN PLAT ENVELOPE NO. 20 ON FILE IN THE OFFICE OF THE COUNTY CLERK OF BREWSTER COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Faith Flores, Ericka Zepeda, Auction.com, Zia Nail or Zoey Fernandez, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(f): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

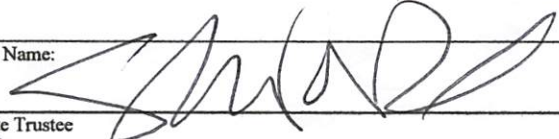
Dated: 3/18/2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for JPMorgan Chase Bank, N.A.

Dated: 3-26-24

Printed Name: _____



Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-22-80550-HE
Loan Type: Conventional Residential

FILED
At 4:10
Date March 28, 2024

SARAH VASQUEZ
County Clerk, Brewster County, TX
By [Signature] Deputy

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NOTICE OF PUBLIC HEARING

Date of Public Hearing 10/30/2006	Location of Public Hearing City of Houston, Texas 1111 Poydras Parkway Houston, Texas 77002
Project Name BRAC 2006	Project Description The project consists of the construction and operation of a new 100 MW cogeneration plant and related infrastructure at the site of the former BRAC 2006 plant.
Date of Sale 10/30/2006	Name of Seller BRAC 2006, LLC
Name of Buyer BRAC 2006, LLC	Name of Agent BRAC 2006, LLC

NOTICE OF PUBLIC HEARING - The City of Houston is holding a public hearing on the proposed sale of the BRAC 2006 plant and related infrastructure. The hearing will be held on October 30, 2006, at 10:00 AM at the location specified above. All interested parties are invited to attend and voice their opinion on the proposed sale.

The Submitter hereby certifies that the information provided in this notice is true and accurate to the best of his knowledge. The Submitter further certifies that the proposed sale is being made in the ordinary course of business and is not being made for the purpose of evading the provisions of the Texas Finance Code. The Submitter also certifies that the proposed sale is being made in accordance with the terms of the purchase agreement between the Submitter and the Buyer.

The proposed sale of the BRAC 2006 plant and related infrastructure is being made in accordance with the terms of the purchase agreement between the Submitter and the Buyer. The Submitter hereby certifies that the proposed sale is being made in the ordinary course of business and is not being made for the purpose of evading the provisions of the Texas Finance Code. The Submitter also certifies that the proposed sale is being made in accordance with the terms of the purchase agreement between the Submitter and the Buyer.

THE SUBMITTER APPOINTS THE ATTORNEY (ATTORNEYS) LISTED IN THIS NOTICE TO REPRESENT THE SUBMITTER IN ALL MATTERS RELATING TO THE SALE OF THE PROPERTY DESCRIBED IN THIS NOTICE.

NOTICE IS HEREBY GIVEN THAT THE TEXAS FINANCE CODE PROVIDES THAT ANY PERSON WHO PROVIDES FINANCIAL ASSISTANCE TO ANY PERSON WHO IS IN VIOLATION OF THE TEXAS FINANCE CODE SHALL BE SUBJECT TO THE PROVISIONS OF THE TEXAS FINANCE CODE. THE SUBMITTER HEREBY CERTIFIES THAT THE PROPOSED SALE IS BEING MADE IN ACCORDANCE WITH THE PROVISIONS OF THE TEXAS FINANCE CODE.

 [Signature]
 [Name]
 [Address]
 [City, State, Zip]