

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
AT 3:28:06 CLOCK P.M.
SEP 20 2011
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By: MLD

DEED OF TRUST INFORMATION:

Date: 09/02/2011
Grantor(s): CHRISTOPHER MARK GALAN AND JULIE LYNN GALAN, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR HOMETRUST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$224,730.00
Recording Information: Instrument 2011-00284227
Property County: Angelina
Property:

I, BILL E. RASBEARY, REGISTERED PROFESSIONAL LAND SURVEYOR #1857, DO HEREBY CERTIFY THAT THE ATTACHED PLAT IS TRUE AND CORRECT AND SHOWS ALL THAT CERTAIN TRACT OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS OUT OF THE Z.P. FINLEY SURVEY, ABSTRACT NO. 261 AND BEING A PART OR PORTION OF THAT CERTAIN 9.45 ACRE TRACT DESCRIBED IN THE GENERAL WARRANTY DEED WITH VENDOR'S LIEN FROM JAMES TAYLOR AND DONNA TAYLOR TO HECTOR RODRIGUEZ AND ASHLEY RODRIGUEZ, HUSBAND AND WIFE, DATED JUNE 28, 2007 AND RECORDED AS DOCUMENT NO. 2007-00237921 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2" ROD FOUND FOR THE SOUTH CORNER OF THE SAID 9.45 ACRE TRACT AND THE EAST CORNER OF A 15.00 ACRE TRACT OF LAND OUT OF THE SAID FINLEY SURVEY, NOW OR FORMERLY OWNED BY STARLAN GLAWSON AS DESCRIBED IN VOLUME 2162, PAGE 245 OF THE SAID DEED RECORD, 1/2" PIPE FOUND FOR REFERENCE CORNER BEARS N 68 DEGREES 22' 53" W 25.13 FEET;

THENCE N 68 DEGREES 22' 53"W WITH THE SOUTHWEST BOUNDARY LINE OF THE SAID 9.45 ACRE TRACT AND THE NORTHEAST BOUNDARY LINE OF THE SAID 15.00 ACRE TRACT AT 415.21 FEET THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, A 1/2" ROD SET FOR CORNER;

THENCE N 41 DEGREES 12' 41" E 282.73 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT, A 1/2" ROD SET FOR CORNER;

THENCE N 78 DEGREES 23' 57" E 171.59 FEET TO THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, A 1/2" ROD SET FOR CORNER IN THE NORTHEAST BOUNDARY LINE OF THE SAID 9.45 ACRE TRACT AND THE SOUTHEAST BOUNDARY LINE OF A 10.00 ACRE TRACT OF LAND OUT OF THE SAID FINLEY SURVEY, NOW OR FORMERLY OWNED BY HECTOR RODRIGUEZ AS DESCRIBED IN DOCUMENT NUMBER 2006-00214461 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS;

THENCE S 44 DEGREES 12' 20" E 321.51 FEET TO A 1/2" ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID 9.45 ACRE TRACT AND THE SOUTH CORNER OF THE SAID 10.00 ACRE TRACT, 1/2" PIPE FOUND FOR REFERENCE CORNER BEARS N 44 DEGREES 12' 20" E 25.00 FEET;

THENCE S 48 DEGREES 36' 19" W 256.64 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 3.00 ACRES OF LAND MORE OR LESS.

NOTE: BEARINGS ARE REFERENCED TO THE SOUTHEAST BOUNDARY LINE OF THE 9.45 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2007-00237921 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS.

Reported Address: 1689 RIFLE ROAD, POLLOK, TX 75969

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of November, 2018
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: The Angelina County Courthouse Annex 606 East Lufkin Ave, Lufkin, TX in the hallway outside the Commissioner's Courtroom adjacent to the Atrium; or the front steps of the main entrance to the Angelina County Courthouse if the Courtroom is closed for holidays or elections. in Angelina County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Angelina County Commissioner's Court.

Substitute Trustee(s): Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, 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 Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, 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. Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, 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.

Sheryl LaMont
Sheryl LaMont
9-20-18