FILED
AT 10:30 O'CLOCK A M
AUG 27 2015
AMY FINCHER
County Clerk, County Court
Angelina County, Texas
By _____ Deputy

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/15/2012
Grantor(s): JOSHUA MARBERRY, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SECURITYNATIONAL MORTGAGE COMPANY, A UTAH CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: $190,056.00
Recording Information: Instrument 2012-00292387
Property County: Angelina
Property:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, WITHIN THE CHARITY SMITH SURVEY, ABSTRACT NO. 560, BEING ALL OF THAT CERTAIN 1.13 ACRE TRACT DESCRIBED IN A DEED FROM RICK CALDWELL, ET UX TO JOSHUA MARBERRY DATED SEPTEMBER 23, 2011 AND RECORDED IN DOCUMENT NO. 2011-00284830 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS(CALLED LOT 32 OAK HILLS SUBDIVISION-UNRECORDED) 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 THE NORTH CORNER OF THE AFORESAID REFERRED TO 1.13 ACRE TRACT AND THE EAST CORNER OF THAT CERTAIN 1.000 ACRE TRACT DESCRIBED IN A DEED FROM ANGELINA COUNTY, TEXAS TO JOHN POULAND, SR. DATED DECEMBER 15, 1986 AND RECORDED IN VOLUME 663 ON PAGE 758 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" ROD FOUND FOR CORNER (AT THE END OF A FENCE) IN THE SOUTHWEST RIGHT-OF-WAY LINE OF OAK GROVE STREET (50 FEET WIDE RIGHT-OF-WAY IN VOLUME 507 ON PAGE 1), SAID ROD WITNESSED BY A 1/2" ROD BEARING N 44 DEG 48` 35" W 198.16 FEET; THENCE S 44 DEG 48` 35" E WITH THE NORTHEAST BOUNDARY LINE OF THE SAID 1.13 ACRE TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF THE SAID OAK GROVE STREET, AT 245.93 FEET THE EAST CORNER OF THE SAID 1.13 ACRE TRACT, A 1/2" PIPE FOUND FOR CORNER IN THE NORTHWEST RIGHT OF WAY LINE OF OAK HILL ROAD (50 FEET WIDE RIGHT-OF-WAY IN VOLUME 507 ON PAGE 1), SAID PIPE WITNESSED BY A 1" PIPE BEARING S 44 DEG 46` 21" E 51.10 FEET, A 1/2" ROD BEARING N 64 DEG 06` 36" E 52.74 FEET AND A 1/2" ROD BEARINGS 77 DEG 47` 15" E 91.85 FEET; THENCE S 56 DEG 52` 06" W WITH THE SOUTHEAST BOUNDARY LINE OF THE SAID 1.13 ACRE TRACT AND THE NORTHWEST RIGHT-OF-WAY LINE OF OAK 14111 ROAD, AT 224.51 FEET THE SOUTH CORNER OF THE SAID 1.13 ACRE TRACT AND THE EAST CORNER OF THAT CERTAIN 1.000 ACRE TRACT DESCRIBED IN A DEED FROM IVEY E. WHEELER ET UX TO JESS W. JOHNSON DATED NOVEMBER 15, 1993 AND RECORDED IN VOLUME 943 ON PAGE 663 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS (SEE ALSO 210/23 PROBATE MINUTES), A 1/2" PIPE (AT A 1/2" ROD) FOUND FOR CORNER WITNESSED BY A FENCE CORNER BEARING S 42 DEG E 6.8 FEET, A POWER POLE BEARING S 37 DEG E 7.8 FEET AND A 1/2" ROD BEARING S 56 DEG 52` 06" W 276.23 FEET; THENCE N 44 DEG 49` 48" W WITH THE SOUTHWEST BOUNDARY LINE OF THE SAID 1.13 ACRE TRACT AND THE NORTHEAST BOUNDARY LINE OF THE SAID JOHNSON 1.000 ACRE TRACT, AT 200.65 FEET THE WEST CORNER OF THE SAID 1.13 ACRE TRACT AND THE SOUTH CORNER OF THE AFORESAID POULAND 1.000 ACRE TRACT, A 1/2" ROD FOUND FOR CORNER AT A FENCE CORNER, SAID ROD WITNESSED BY A 1/2" ROD BEARING N 44 DEG 49` 48" W 198.04 FEET; THENCE N 45 DEG 13` 56" E WITH THE NORTHWEST BOUNDARY LINE OF THE SAID 1.13 ACRE TRACT AND THE SOUTHEAST BOUNDARY LINE OF SAID POULAND 1.000 ACRE TRACT, AT 219.93 FEET THE POINT AND PLACE OF BEGINNING CONTAINING 1.13 ACRES OF LAND, MORE OR LESS. BASIS OF BEARINGS: THE NORTHWEST BOUNDARY LINE OF THAT CERTAIN 1.13 ACRE TRACT DESCRIBED IN A DEED FROM RICK CALDWELL, ET UX TO JOSHUA MARBERRY DATED SEPTEMBER 23, 2011 AND RECORDED IN DOCUMENT NO. 2011-00284830 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS
(DEED CALL - N 45 DEG 13` 46" E 219.93 FEET -FOUND 1/2" RODS 219.93 FEET APART).

Reported Address: 192 OAK GROVE STREET, HUNTINGTON, TX 75949

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 October, 2015
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.

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Substitute Trustee(s): Robert LaMont, Sheryl LaMont, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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,

Buckley Madole, P.C.

Sheryl LaMont
8-27-15