FILED
AT 2:35 O'CLOCK P M
DEC 30 2015
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 09/12/2013
Grantor(s): SARA K REYES, AN UNMARRIED WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERIPRO FUNDING, INC., ITS SUCCESSORS AND ASSIGNS

Original Principal: $75,000.00
Recording Information: Instrument 2013-00309553
Property County: Angelina
Property:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, WITHIN THE ELIZABETH BRIDGES SURVEY, ABSTRACT NO. 81, BEING OUT OF AND A PART OF THAT CERTAIN 5.43 ACRE TRACT WHICH WAS CONVEYED FROM JANET LOUISE CATCHINGS TO KEVIN STANDLEY, ET AL, BY DEED DATED OCTOBER 2, 2003 AND RECORDED IN VOLUME 1853, ON PAGE 63 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE REFERRED TO 5.43 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAN 2.263 ACRE TRACT (10.388 ACRES LESS 5.43 ACRES AND 2.335 ACRES), TRACT TWO, WHICH WAS CONVEYED FROM MARGIE MCMULLEN, ET AL, TO GUY B. HUSBAND, ET AL, BY DEED DATED APRIL 25, 2012 AND RECORDED AS DOCUMENT NO. 00291672 IN THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, IN THE NORTH BOUNDARY LINE OF THAT CERTAIN 338.54 ACRE TRACT WHICH WAS CONVEYED FROM WINSTON LAND & CATTLE CO., INC., TO JOHN R. WINSTON, III, FAMILY CORPORATION BY DEED DATED FEBRUARY 24, 1998 AND RECORDED IN VOLUME 1141, ON PAGE 122 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" IRON PIPE FOUND FOR CORNER FROM WHICH A FENCE CORNER BEARS S 39 DEGREES 42`E 8.60 FEET AND A 1/2" IRON ROD FOUND BEARS S 35 DEGREES 35` 43" W 5.44 FEET;

THENCE N 15 DEGREES 44` 25" E WITH THE WEST BOUNDARY LINE OF THE ABOVE REFERRED TO 5.43 ACRE TRACT, COMMON WITH HUSBAND`S EAST BOUNDARY LINE, 336.84 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY LINE OF THAT CERTAIN 2.820 ACRE TRACT, PARCEL NO. 50, WHICH WAS CONVEYED (OUT OF SAID 5.43 ACRE TRACT) FROM KEVIN STANDLEY, ET AL, TO STATE OF TEXAS BY DEED DATED JUNE 27, 2007 AND RECORDED AS DOCUMENT NO. 00235685 IN THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" IRON PIPE SET FOR CORNER FROM WHICH A TXDOT MONUMENT FOUND, SOUTHWEST CORNER OF SAID 2.820 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 2.335 ACRE TRACT, PARCEL NO. 49, WHICH WAS CONVEYED FROM MARGIE MCMULLEN, ET AL, TO STATE OF TEXAS BY DEED DATED JUNE 27, 2007 AND RECORDED AS DOCUMENT NO. 00234593 IN THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, BEARS N 61 DEGREES 00` 11" W 3.55 FEET AND THE NORTHWEST CORNER OF THE ABOVE REFERRED TO 5.43 ACRE TRACT BEARS N 15 DEGREES 44 25" E 151.19 FEET;

THENCE S 61 DEGREES 00` 11" E WITH THE SOUTH BOUNDARY LINE OF SAID 2.820 ACRE TRACT, 687.51 FEET TO A 1/2" IRON PIPE SET FOR CORNER IN THE SOUTH BOUNDARY LINE OF THE ABOVE REFERRED TO 5.43 ACRE TRACT, FROM WHICH A TXDOT MONUMENT FOUND, SOUTHEAST CORNER OF SAID 2.820 ACRE TRACT AND SOUTHWEST CORNER OF THAT CERTAIN 2.801 ACRE TRACT, PARCEL NO. 51, WHICH WAS CONVEYED FROM JOHN R. WINSTON, III, FAMILY CORPORATION TO STATE OF TEXAS BY DEED DATED NOVEMBER 5, 2007 AND RECORDED AS DOCUMENT NO. 00238555 IN THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, BEARS N 61 DEGREES 00` 11" W 5.30 FEET AND THE EAST CORNER OF THE ABOVE REFERRED TO 5.43 ACRE TRACT BEARS S 89 DEGREES 15` 00" E 310.84 FEET;

THENCE N 89 DEGREES 15` 00" W WITH THE SOUTH BOUNDARY LINE OF THE ABOVE REFERRED TO 5.43 ACRE TRACT AND WITH THE NORTH BOUNDARY LINE OF THE ABOVE MENTIONED 338.54 ACRE TRACT, 692.76 FEET TO THE PLACE OF BEGINNING CONTAINING 2.59 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: THE SOUTH BOUNDARY LINE OF THAT CERTAIN 5.43 ACRE TRACT WHICH WAS CONVEYED FROM JANET LOUISE CATCHINGS TO KEVIN STANDLEY, ET AL, BY DEED DATED OCTOBER 2, 2003 AND RECORDED IN VOLUME 1853, ON PAGE 63 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, WHICH LINE WAS CALLED N 89 DEGREES 15` 00" W 1003.60 FEET.

Reported Address: 14386 SOUTH US HIGHWAY 69, 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.

Tejas

Current Mortgagee: Wells Fargo Bank, N.A.
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of February, 2016
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, 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
12-30-15