

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: 05/15/2012
Grantor(s): JOSHUA MARBERRY, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SECURITY NATIONAL 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 1st day of March, 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