FILED
AT 3:11 O'CLOCK P M
AUG 29 2016
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: 09/02/2008
Grantor(s): LARRY WAYNE PAUL, JR. AND JENNIFER ROSE PAUL, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BENCHMARK MORTGAGE, LLC DBA GRANDMARK MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: $178,092.00
Recording Information: Instrument 2008-00247857
Property County: Angelina
Property:

TRACT ONE: ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE ADRIAN YOUNG SURVEY, ABSTRACT NO. 681, AND BEING A PART OR PORTION OF THAT CERTAIN 8.716 ACRE TRACT OF LAND AS SET OUT AND DESCRIBED AS TRACT NO. ONE (1) IN THAT CERTAIN DEED FROM MARSHALL FOCH HERRINGTON TO RICHARD LEE KOSAKO, DATED JULY 7, 1975, OF RECORD IN VOLUME 427, PAGE 164 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, AND THE SAID PART OR PORTION BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT THE MOST EASTERN OR NORTHEAST CORNER OF THE AFORESAID REFERRED TO 8.716 ACRE TRACT, A ½" IRON PIPE FOUND FOR CORNER; THENCE SOUTH 43 DEGREES 46 MINUTES 44 SECONDS WEST, WITH THE SOUTHEAST BOUNDARY LINE OF SAID 8.716 ACRE TRACT, FOR A DISTANCE OF 859.15 FEET, TO THE MOST EASTERN CORNER OF A 0.893 OF AN ACRE TRACT OF LAND CONVEYED BY DEED FROM RICHARD LEE KOSAKO TO JAMES E. WILLMON, ET UX, DATED NOVEMBER 18, 1978, OF RECORD IN VOLUME 483, PAGE 540 OF THE DEED OF RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" IRON PIPE FOUND FOR CORNER IN THE SOUTHEAST BOUNDARY LINE OF SAID 8.716 ACRE TRACT; THENCE NORTH 38 DEGREES 30 MINUTES 19 SECONDS WEST, WITH THE NORTHEAST BOUNDARY LINE OF SAID 0.893 OF AN ACRE TRACT, FOR A DISTANCE OF 262.09 FEET, TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY LINE OF SAID 8.716 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 2109, A 1/2" IRON PIPE FOUND FOR CORNER AT THE MOST NORTHERN CORNER OF SAID 0.893 OF AN ACRE TRACT; THENCE NORTH 09 DEGREES 41 MINUTES 43 SECONDS EAST, WITH THE WEST BOUNDARY LINE OF SAID 8.716 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 2109, FOR A DISTANCE OF 670.58 FEET, TO THE MOST NORTHERN OR NORTHWEST CORNER OF SAID 8.716 ACRE TRACT, A 1/2" IRON PIPE FOUND FOR CORNER; THENCE SOUTH 69 DEGREES 07 MINUTES 51 SECONDS EAST, WITH THE NORTH BOUNDARY LINE OF SAID 8.716 ACRE TACT, FOR A DISTANCE OF 689.93 FEET, TO THE PLACE OF BEGINNING, CONTAINING 7.771 ACRES OF LAND, MORE OR LESS. TRACT TWO: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, BEING OUT OF THE ADRIAN YOUNG SURVEY, ABSTRACT NO. 681, AND ALSO BEING A PART OR PORTION OF THAT CERTAIN 8.716 ACRE TRACT DESCRIBED AS TRACT NO. 1 IN DEED FROM MARSHALL FOCH TO RICHARD LEE KOSAKO AS RECORDED IN VOLUME 427 ON PAGE 164 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THAT SAID PART OR PORTION BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT; BEGINNING N 9 DEGREES 41 MINUTES 43 SECONDS E 30.00 FEET FROM THE SOUTH EAST CORNER OF THE AFORESAID REFERRED TO 8.716 ACRE TRACT A 1/2" IRON PIPE SET IN THE WEST BOUNDARY LINE OF SAME ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF FARM ROAD NO. 2109; THENCE N 9 DEGREES 41 MINUTES 43 SECONDS E WITH IN PART THE WEST BOUNDARY LINE OF SAID 8.716 ACRE TRACT AND THE EAST RIGHT-OF-WAY OF FARM ROAD NO. 2109 AT 314.30 FEET A 1/2" IRON PIPE SET FOR CORNER IN SAME; THENCE S 38 DEGREES 30 MINUTES 19 SECONDS E AT 262.07 FEET INTERSECT THE EAST BOUNDARY LINE OF SAID 8.716 ACRE TRACT 1/2" IRON PIPE SET FOR CORNER; THENCE S 43 DEGREES 46 MINUTES 44 SECONDS W WITH IN PART THE EAST BOUNDARY LINE OF SAID 8.716 ACRE TRACT AT 195.78 FEET A 1/2" IRON PIPE SET FOR CORNER; THENCE N 65 DEGREES 34 MINUTES 14 SECONDS W AT 88.57 FEET AND THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.893 ACRES OF LAND, MORE OR LESS.

Reported Address: 10197 FM 2109, 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 4th day of October, 2016
Time of Sale: 1:00PM or within three hours thereafter.

Tejas

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): Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Matthew Wolfson, Chris Demarest, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, 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 Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Matthew Wolfson, Chris Demarest, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, 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. Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Matthew Wolfson, Chris Demarest, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, 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
8-29-16