

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
AT 4:10 O'CLOCK P.M.
JAN 11 2018
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By MCS

DEED OF TRUST INFORMATION:

Date: 07/21/2005
Grantor(s): DONALD KEITH GRIMES AND SHERRIE LUCE GRIMES
Original Mortgagee: WASHINGTON MUTUAL BANK, FA
Original Principal: \$77,931.20
Recording Information: Book 2238 Page 266 Instrument 00202348
Property County: Angelina
Property:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF ANGELINA, STATE OF TEXAS, DESCRIBED AS FOLLOWS: LOT NO. FORTY-EIGHT (48), OF THE RUSHWOOD ADDITION TO THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 158 A, MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

Reported Address: 1107 RUSHWOOD DR, LUFKIN, TX 75904

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of February, 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, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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. f/k/a Buckley Madole, P.C.

Sheryl LaMont
01-11-18

Our File Number: 17-17305
Name: ZACHARY S ACREY AND JENNIFER L ACREY

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 15, 2009, ZACHARY S ACREY AND JENNIFER L ACREY, executed a Trust/Security Instrument conveying to PRLAP, INC, as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2009-00251947, in the DEED OF TRUST OR REAL PROPERTY records of ANGELINA COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, FEBRUARY 6, 2018**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in ANGELINA COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE ANTONIO CHEVANO SURVEY, ABSTRACT NO.9 AND BEING ALL OF LOT NO. 14 AND A PART OR PORTION OF LOT NO. 15 OF BLOCK NO.5 OF THE AMENDED PLAT OF THE FARLEY ADDITION TO THE TOWN OF DIBOLL, TEXAS, AS RECORDED IN CABINET A ON SLIDE 52 A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS (AND BEING ALL OF THAT CERTAIN 0.852 ACRE TRACT DESCRIBED IN A DEED FROM DAVID M. GAULDEN, ET UX TO TEXAS RAINY DAY INVESTMENTS, INC. DATED NOVEMBER 3, 2005 AND RECORDED IN DOCUMENT NO. 205470 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: IN EXHABIT "A"


Property Address: 702 NELSON DRIVE
DIBOLL, TX 75941
Mortgage Servicer: BANK OF AMERICA, N.A.
Noteholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE
PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WITNESS MY HAND this 11 day of January, 2018.


Sheryl LaMont, Robert LaMont, Harriett Fletcher,
David Sims, Karen Lilley, Sharon St. Pierre, Allan
Johnston, Ronnie Hubbard, Substitute Trustees
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED
AT 4:32 O'CLOCK P.M.
JAN 11 2018
AMY FINCHER
County Clerk of Angelina County Texas
BANK OF AMERICA
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EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE ANTONIO CHEVANO SURVEY, ABSTRACT NO. 9 AND BEING ALL OF LOT NO. 14 AND A PART OR PORTION OF LOT NO. 15 OF BLOCK NO. 5 OF THE AMENDED PLAT OF THE FARLEY ADDITION TO THE TOWN OF DIBOLL, TEXAS, AS RECORDED IN CABINET A ON SLIDE 52 A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS (AND BEING ALL OF THAT CERTAIN 0.852 ACRE TRACT DESCRIBED IN A DEED FROM DAVID M. GAULDEN, ET UX TO TEXAS RAINY DAY INVESTMENTS, INC. DATED NOVEMBER 3, 2005 AND RECORDED IN DOCUMENT NO. 205470 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 THE SOUTHEAST CORNER OF THE AFORESAID REFERRED 0.852 ACRE TRACT, THE SOUTHEAST CORNER OF THE AFORESAID REFERRED TO LOT NO. 14, AND THE NORTHEAST CORNER OF LOT NO. 13, A 1" PIPE FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF NELSON DRIVE (50 FEET WIDE RIGHT-OF-WAY), SAID PIPE WITNESSED BY A ½" PIPE FOUND FOR THE SOUTHEAST CORNER OF THE SAID LOT NO. 13 BEARING S 22° 22' 31" W 100.12 FEET;

THENCE N 67° 42' 25" W (CALLED N 67° 33' 35" W) WITH THE SOUTH BOUNDARY LINE OF THE SAID 0.852 ACRE TRACT, THE SOUTH BOUNDARY LINE OF THE SAID LOT NO. 14, AND THE NORTH BOUNDARY LINE OF THE SAID LOT NO. 13, AT 210.79 FEET (CALLED 210.79 FEET) THE SOUTHWEST CORNER OF THE SAID 0.852 ACRE TRACT, THE SOUTHWEST CORNER OF THE SAID LOT NO. 14, THE NORTHWEST CORNER OF THE SAID LOT NO. 13, THE NORTHEAST CORNER OF LOT NO. 4, AND THE SOUTHEAST CORNER OF LOT NO. 3, A 1" PIPE FOUND FOR CORNER (AT A FENCE CORNER) WITNESSED BY A POWER POLE BEARING N 38° E 2.5 FEET AND ½" PIPE FOUND FOR THE SOUTHWEST CORNER OF THE SAID LOT NO. 13 BEARING S 22° 21' 42" W 100.00 FEET (WHICH IS WITNESSED BY A ½" ROD BEARING N 48° 37' 43" W 0.94 FEET);

THENCE THREE CALLS WITH THE WEST BOUNDARY LINE OF THE SAID 0.852 ACRE TRACT AS FOLLOWS:

(1) N 24° 22' 27" E (CALLED N 24° 28' 29" W) WITH THE WEST BOUNDARY LINE OF THE SAID LOT NO. 14 AND THE EAST BOUNDARY LINE OF THE SAID LOT NO. 3, AT 99.02 FEET (CALLED 98.84 FEET) THE NORTHEAST CORNER OF THE SAID LOT NO. 3 AND THE SOUTHEAST CORNER OF LOT NO. 2, A 1" PIPE FOUND FOR CORNER WITNESSED BY A ½" PIPE (AT A FENCE CORNER) BEARING N 66° 01' 43" W 3.24 FEET AND A 1" PIPE FOUND FOR THE NORTHWEST CORNER OF THE SAID LOT NO. 3 AND THE SOUTHWEST CORNER OF THE SAID LOT NO. 2 BEARING N 61° 54' 22" W 199.83 FEET;

(2) N 27° 01' 04" E (CALLED N 27° 21' 13" E) WITH THE WEST BOUNDARY LINE OF THE SAID LOT NO. 14, THE WEST BOUNDARY LINE OF THE AFORESAID REFERRED TO LOT NO. 15, AND THE EAST BOUNDARY LINE OF THE SAID LOT NO. 2, AT 99.04 FEET (CALLED 98.92 FEET) THE NORTHEAST CORNER OF THE SAID LOT NO. 2 AND THE SOUTHEAST CORNER OF THE LOT NO. 1, A ½" ROD FOUND FOR CORNER WITNESSED BY A 1" BOLT BEARING N 61° 17' 32" W 0.24 FEET, A FENCE CORNER BEARING N 35° W 0.6 FEET, AND A CONCRETE MONUMENT BEARING S 26° 22' 25" W 46.10 FEET;

(3) N 34° 20' 15" E (CALLED N 34° 16' 13" W) WITH THE WEST BOUNDARY LINE OF THE SAID LOT NO. 15 AND THE EAST BOUNDARY LINE OF THE SAID LOT NO. 1, AT 129.51 FEET (CALLED 129.62 FEET) THE NORTHWEST CORNER OF THE SAID LOT NO. 15, THE NORTHEAST CORNER OF THE SAID LOT NO. 1, AND THE NORTHWEST CORNER OF THE SAID 0.852 ACRE TRACT, A CONCRETE MONUMENT FOUND FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF JACKSON STREET (50 FEET WIDE RIGHT-OF-WAY), SAID CONCRETE MONUMENT WITNESSED BY A FENCE CORNER BEARING S 67° W 0.4 FEET AND A 1" PIPE FOUND FOR THE NORTH CORNER OF THE SAID LOT NO. 1 BEARING N 46° 56' 26" W 199.69 FEET;

THENCE S 47° 50' 31" E (CALLED S 46° 43' 56" E) WITH THE NORTHEAST BOUNDARY LINE OF THE SAID 0.852 ACRE, THE NORTHEAST BOUNDARY LINE OF THE SAID LOT NO. 15, AND THE SOUTHWEST RIGHT-OF-WAY LINE OF THE SAID JACKSON STREET, AT 20.35 FEET (CALLED 20.00 FEET) A NORTHEAST CORNER OF THE SAID 0.852 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN 0.579 ACRE TRACT DESCRIBED IN

A DEED FROM MICHAEL RAY AMASON, INDEPENDENT EXECUTOR OF THE ESTATE OF JUANITA FAYE AMASON TO MICHAEL ALAN WATERS, ET UX DATED AUGUST 29, 1996 AND RECORDED IN VOLUME 1071 ON PAGE 681 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A CONCRETE MONUMENT (IN A 24" PINE TREE) FOR CORNER;

THENCE S 32° 15' 20" W (CALLED S 32° 12' 19" W) WITH AN EAST BOUNDARY LINE OF THE SAID 0.852 ACRE TRACT AND THE WEST BOUNDARY LINE OF THE SAID 0.579 ACRE TRACT, AT 151.35 FEET (CALLED 151.09 FEET) AN INTERIOR ELL CORNER OF THE SAID 0.852 ACRE TRACT AND THE SOUTHWEST CORNER OF THE SAID 0.579 ACRE TRACT, A CONCRETE MONUMENT FOUND FOR CORNER WITNESSED BY A FENCE CORNER BEARING N 84° E 0.3 FEET;

THENCE S 59° 06' 42" E (CALLED S 59° 00' 32" E) WITH A NORTH BOUNDARY LINE OF THE SAID 0.852 ACRE TRACT AND THE SOUTH BOUNDARY LINE OF THE SAID 0.579 ACRE TRACT, AT 199.24 FEET (CALLED 199.45 FEET) A NORTH CORNER OF THE SAID 0.852 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SAID 0.579 ACRE TRACT, A CONCRETE MONUMENT FOUND FOR CORNER IN THE EAST BOUNDARY LINE OF THE AFORESAID LOT NO. 15 AND THE WEST RIGHT-OF-WAY LINE OF THE AFORESAID REFERRED TO NELSON DRIVE, SAID MONUMENT WITNESSED BY A CONCRETE MONUMENT (AT A FENCE CORNER) FOUND FOR A CORNER OF THE SAID 0.579 ACRE TRACT BEARING, N 29° 38' 11" E 89.09 FEET;

THENCE TWO CALLS WITH THE EAST BOUNDARY LINE OF THE SAID 0.852 ACRE TRACT (CALLED S 29° 52' 11" W) AND THE WEST RIGHT-OF-WAY LINE OF THE SAID NELSON DRIVE AS FOLLOWS:

(1) S 29° 14' 31" W WITH THE EAST BOUNDARY LINE OF THE SAID LOT NO. 15, AT 20.00 FEET THE SOUTHEAST CORNER OF THE SAID LOT NO. 15 AND THE NORTHEAST CORNER OF THE SAID LOT NO. 14, A 1/2" PIPE FOUND FOR CORNER;

(2) S 29° 44' 39" W WITH THE EAST BOUNDARY LINE OF THE SAID LOT NO. 14, AT 119.71 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.854 ACRE OF LAND, MORE OR LESS.

BASIS OF BEARINGS: AN EAST BOUNDARY LINE OF THAT CERTAIN 0.579 ACRE TRACT DESCRIBED IN A DEED FROM MICHAEL RAY AMASON, INDEPENDENT EXECUTOR OF THE ESTATE OF JUANITA FAYE AMASON TO MICHAEL ALAN WATERS, ET UX DATED AUGUST 29, 1996 AND RECORDED IN VOLUME 1071 ON PAGE 681 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, (DEED CALL - N 29° 38' 11" E 89.09 FEET - FOUND CONCRETE MONUMENTS 89.09 FEET APART).