

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
AT 232 O'CLOCK P.M.

JAN 31 2019

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas

DEED OF TRUST INFORMATION:

Date: 01/22/2013
Grantor(s): BARBARA L. SPEER AND JOHN L. SPEER, WIFE AND HUSBAND
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS

Original Principal: \$58,925.00
Recording Information: Instrument 2013-00301310
Property County: Angelina
Property:

LAND SITUATED IN THE CITY OF HUNTINGTON IN THE COUNTY OF ANGELINA
IN THE STATE OF TX.

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN
ANGELINA COUNTY, TEXAS AND BEING LOTS 84, 85, 86 AND 87, OR A VILLAGE
ADDITION TO ANGELINA COUNTY, TEXAS, AS THE SAME APPEARS UPON THE
OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 120-A, MAP
AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS.

Reported Address: 145 WINNIE NERREN RD, 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: Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing
under the laws of the United States of America

Mortgage Servicer: Seterus, Inc.

Current Beneficiary: Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing
under the laws of the United States of America

Mortgage Servicer Address: 14523 SW Millikan Way, Suite 200, Beaverton, OR 97005

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of March, 2019

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): Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen
Adkins, Evan Press, Stephanie Kohler, Catrena Ward, Reid Ruple, Michael Burns, Elizabeth
Hayes, Sammy Hooda, or Suzanne Suarez, 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 Sheryl
LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Stephanie Kohler,
Catrena Ward, Reid Ruple, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, 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. Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press,
Stephanie Kohler, Catrena Ward, Reid Ruple, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, 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.

Sheryl LaMont
Sheryl LaMont 01-31-19
9565-0565

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POSTPKG

Texas Trustee