

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

Date: 08/15/2005  
Grantor(s): DANNY F. WILLIAMS AND MERLE K. WILLIAMS, HUSBAND AND WIFE  
Original Mortgagee: WELLS FARGO BANK, N.A.  
Original Principal: \$247,500.00  
Recording Information: Instrument 2005013045  
Property County: Liberty  
Property:

2.966 ACRE TRACT OF LAND BEING ALL OF LOT A-4 OF THE WEST LAKE ADDITION "A" AND A 1.0 ACRE TRACT MORE FULLY DESCRIBED AS TRACT 2 RECORDED IN VOLUME 1368, PAGE 174 OF THE DEED RECORDS OF LIBERTY COUNTY, AND BEING OUT OF THE JOHN A. WILLIAMS SURVEY, ABSTRACT 119, LIBERTY COUNTY, TEXAS. SAID WEST LAKE ADDITION "A" IS RECORDED IN VOLUME 3, PAGE 69 OF THE PLAT RECORDS OF SAID LIBERTY COUNTY.

NOTE: ALL BEARINGS ARE BASED ON THE NORTH LINE OF LOT A-4 OF SAID WEST LAKE ADDITION "A" AS BEING S 79 DEGREES 16'30" E.

BEGINNING AT A 1/2" PIPE INSIDE A 1 1/4" PIPE FOUND AT THE NORTHWEST CORNER OF SAID 1.0 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF LOT A-6 OWNED BY B.E. FRENCH MORE FULLY DESCRIBED IN VOLUME 584, PAGE 406 AND VOLUME 585, PAGE 356 OF THE DEED RECORDS OF LIBERTY COUNTY AND BEING IN THE SOUTH LINE OF WESTLAKE ROAD,

THENCE S 79 DEGREES 16'30" E ALONG AND WITH THE NORTH LINE OF SAID 1.0 ACRE TRACT AND LOT A-4, SAME BEING THE SOUTH LINE OF SAID WESTLAKE ROAD A DISTANCE OF 382.21 FEET TO A 1 1/4" PIPE FOUND AT THE NORTHEAST CORNER OF SAID LOT A-4, SAME BEING THE NORTHWEST CORNER OF A TRACT OWNED BY C. WILLIAMS MORE FULLY DESCRIBED AS TRACT 3 RECORDED IN VOLUME 1355, PAGE 867 OF THE DEED RECORDS OF LIBERTY COUNTY,

THENCE S 25 DEGREES 30'19" E ALONG AND WITH THE EAST LINE OF SAID LOT A-4, SAME BEING THE WEST LINE OF SAID TRACT 3 A DISTANCE OF 415.65 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT A-4, SAME BEING THE NORTHEAST CORNER OF A 1.5 ACRE TRACT OWNED BY B.E. FRENCH MORE FULLY DESCRIBED IN VOLUME 593, PAGE 631 OF THE DEED RECORDS OF LIBERTY COUNTY AND BEING IN THE WEST LINE OF A 0.363 ACRE TRACT OWNED BY C. WILLIAMS MORE FULLY DESCRIBED IN VOLUME 1189, PAGE 541 OF THE DEED RECORDS OF LIBERTY COUNTY,

THENCE N 80 DEGREES 03'00" W ALONG AND WITH THE SOUTH LINE OF SAID LOT A-4 AND 1.0 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 1.5 ACRE TRACT A DISTANCE OF 378.81 FEET TO A 1/2" PIPE FOUND AT THE SOUTHWEST CORNER OF SAID 1.0 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 1.5 ACRE TRACT AND BEING IN THE EAST LINE OF SAID LOT A-6,

THENCE N 25 DEGREES 28'16" W ALONG AND WITH THE WEST LINE OF SAID TRACT 1.0 ACRE TRACT, SAME BEING THE EAST LINE OF SAID LOT A-6 A DISTANCE OF 421.82 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.966 ACRES OF LAND.

Reported Address: 1024 CR-443, DAYTON, TX 77535

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: Nationstar Mortgage LLC d/b/a Champion Mortgage Company  
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Champion Mortgage Company  
Current Beneficiary: Nationstar Mortgage LLC d/b/a Champion Mortgage Company  
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

**SALE INFORMATION:**

Date of Sale: Tuesday, the 2nd day of October, 2018  
Time of Sale: 10:00AM or within three hours thereafter.  
Place of Sale: AT THE FRONT STEPS OF THE COURTHOUSE, ON THE SOUTH SIDE, WITH AN ADDRESS OF 1923 SAM HOUSTON in Liberty County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Liberty County Commissioner's Court.

Substitute Trustee(s): Tommy Jackson, Tiffany Beggs, Ron Harmon, Carolyn Ciccio, Michael Burns, Elizabeth Hayes, Marilyn Jones, 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 Tommy Jackson, Tiffany Beggs, Ron Harmon, Carolyn Ciccio, Michael Burns, Elizabeth Hayes, Marilyn Jones, 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

FILED  
at 11:15 o'clock A.M.  
JUL 26 2018  
PAULETTE WILLIAMS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY [Signature] DEPUTY

immediately due and payable.

2. Tommy Jackson, Tiffany Beggs, Ron Harmon, Carolyn Ciccio, Michael Burns, Elizabeth Hayes, Marilyn Jones, 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.