

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

**DEED OF TRUST INFORMATION:**

Date: 10/23/2003  
Grantor(s): HENRY A. JACK, JR., A SINGLE MAN  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST EDUCATORS CREDIT UNION, ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$113,355.00  
Recording Information: Instrument 2003017411  
Property County: Liberty  
Property:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING 2 TRACTS, MORE OR LESS, IN THE STEPHEN NICHOLSON SURVEY, A-90, LIBERTY COUNTY, TEXAS, SAID LANDS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO.

**TRACT 1**

10.00 ACRES OF LAND OUT OF THE STEPHEN NICHOLSON SURVEY, A-90, LIBERTY COUNTY, TEXAS, AND BEING OUT OF AND A PART OF A CERTAIN 90.394 ACRES AS CONVEYED BY PEARL D. KEOWN, ET VIR, TO I.R. PALMER BY DEED DATED MARCH 1, 1941, AND RECORDED IN VOLUME 146, PAGE 351 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. SAID 10.000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT A 3/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT LOCATED SOUTH 87 DEGREES 37 MINUTES 14 SECONDS EAST A DISTANCE OF 529 75 FEET FROM THE NORTHWEST CORNER OF THE 90.394 ACRE TRACT;

THENCE SOUTH 87 DEGREES 37 MINUTES 14 SECONDS EAST A DISTANCE OF 512.61 FEET TO A 3/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER; THENCE SOUTH 01 DEGREES 12 MINUTES 54 SECONDS WEST A DISTANCE OF 850.00 FEET TO A 3/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER; THENCE NORTH 87 DEGREES 37 MINUTES 14 SECONDS WEST A DISTANCE OF 512.61 FEET TO A 3/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER; THENCE NORTH 01 DEGREES 12 MINUTES 54 SECONDS EAST A DISTANCE OF 850.00 FEET TO THE PLACE OF BEGINNING AND CONTAINS 10.00 ACRES OF LAND. SUBJECT TO A 10 FOOT UTILITY EASEMENT ALONG THE NORTH MARGIN OF THE ROAD.

**TRACT 2**

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS FOLLOWS: A SIXTY FOOT ROADWAY EASEMENT BEING THIRTY FEET EACH SIDE OF THE CENTER LINE IN THE STEPHEN NICHOLSON SURVEY, ABSTRACT 90, LIBERTY COUNTY, TEXAS, AND BEING OUT OF A CERTAIN 135.589 ACRE TRACT AS CONVEYED BY G.T. LOWE, ET UX, PEARL D. LOWE TO LUCY F. ANDERSON BY DEED DATED SEPTEMBER 9, 1922, AND RECORDED IN VOL. 115, PAGE 347 OF DEED RECORDS OF LIBERTY COUNTY, TEXAS AND THE CENTER LINE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT THE CENTER LINE OF SAID ROAD EASEMENT LOCATED IN THE EAST RIGHT-OF-WAY LINE OF CARTER LOOP ROAD (A PUBLIC COUNTY MAINTAINED ROADWAY) LOCATED NORTH 00 DEGREES 55 MINUTES 32 SECONDS EAST A DISTANCE OF 420.00 FEET FROM THE SOUTHWEST CORNER OF THE 135.589 ACRE TRACT;

THENCE WITH THE CENTER LINE SOUTH 88 DEGREES 16 MINUTES 14 SECONDS EAST A DISTANCE OF 180.00 FEET TO A POINT;

THENCE SOUTH 67 DEGREES 15 MINUTES 19 SECONDS EAST A DISTANCE OF 501.98 FEET TO A POINT;

THENCE SOUTH 88 DEGREES 16 MINUTES 14 SECONDS EAST A DISTANCE OF 633.05 FEET TO A POINT;

THENCE SOUTH 35 DEGREES 54 MINUTES 00 SECONDS EAST A DISTANCE OF 339.24 FEET TO A POINT;

THENCE WITH THE CENTER LINE 30 FEET SOUTH OF THE MOST SOUTHERLY LINE OF THE ABOVE MENTIONED 10 ACRE TRACT BEING SOUTH 87 DEGREES 37 MINUTES 14 SECONDS EAST A DISTANCE OF 512.61 FEET SO AS TO SHARE COMMON BOUNDARY 30 FEET NORTH OF THE DESCRIBED CENTERLINE WITH MOST SOUTHERLY LINE OF THE "LAUGHLIN" TRACT;

SAID EASEMENT SHALL TERMINATE UPON ACCEPTANCE BY THE COUNTY BY PLAT OF SAID ROADWAY AND EASEMENT SHALL BECOME A COUNTY ROADWAY.

Reported Address: 405 COUNTY ROAD 3015, 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: Wells Fargo Bank, NA  
Mortgage Servicer: Wells Fargo Bank, N. A.

9987-7802

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POSTPKG

FILED  
at 3:10 o'clock P M

SEP - 6 2018

PAULETTE WILLIAMS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY *Paulette Williams* DEPUTY

Current Beneficiary: Wells Fargo Bank, NA  
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

**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): Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Kim Hinshaw, Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, Kinney Lester, Wes Wheat, Dana Dennon, Cindy Dennon, Gilbert Arsiaga, Crystal Arsiaga, Michael Burns, Elizabeth Hayes, Carlos R. Hernandez-Vivoni, 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 Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Kim Hinshaw, Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, Kinney Lester, Wes Wheat, Dana Dennon, Cindy Dennon, Gilbert Arsiaga, Crystal Arsiaga, Michael Burns, Elizabeth Hayes, Carlos R. Hernandez-Vivoni, 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. Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Kim Hinshaw, Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, Kinney Lester, Wes Wheat, Dana Dennon, Cindy Dennon, Gilbert Arsiaga, Crystal Arsiaga, Michael Burns, Elizabeth Hayes, Carlos R. Hernandez-Vivoni, 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,

  
Bónial & Associates, P.C.