

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 02/05/1999
Grantor(s): LARRY PAMPLIN AND WIFE, LINDA PAMPLIN
Original Mortgagee: TMS MORTGAGE INC. DBA THE MONEY STORE, A CORPORATION
Original Principal: \$86,900.00
Recording Information: Book 1761 Page 297 Instrument XXXX
Property County: Liberty
Property:

FIRST TRACT

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN THE REASON GREEN LEAGUE, A-43, LIBERTY COUNTY, TEXAS, CONTAINING 1.01 ACRES, MORE OR LESS, OUT OF THAT CERTAIN 156.5 ACRE TRACT IN SAID LEAGUE. SAID 156.5 ACRE TRACT OF LAND BEING THAT SAME TRACT CONVEYED BY AVERY P. PARKER EX UX TO W.R. PARKER ET UX BY DEED DATED FEBRUARY 6, 1954, RECORDED IN VOLUME 399, PAGE 583 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. SAID 1.01 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING AT A 3/4" IRON PIPE "FOUND" FOR THE SOUTHWEST CORNER OF SAID 156.5 ACRE TRACT (FROM WHICH A 24" RED OAK MARKED X BEARS SOUTH 77 DEG. WEST 6.6 FEET AND A 20" PIN OAK MARKED X BEARS NORTH 29 DEG. WEST 31.5 FEET). THENCE NORTH 00 DEG. 12' EAST ALONG THE WEST LINE OF SAID 156.5 ACRE TRACT FOR A DISTANCE OF 755.07 FEET TO A 3/4" IRON ROD. THENCE SOUTH 85 DEG. 55' EAST ALONG SOUTH MARGIN OF ROAD FOR A DISTANCE OF 460 FEET TO A 3/4" IRON ROD FOR NORTHWEST CORNER AND POINT OF BEGINNING OF SAID 1.01 ACRE TRACT HEREIN DESCRIBED; THENCE SOUTH 85 DEG. 55' EAST ALONG THE NORTH LINE OF SAID 1.01 ACRE TRACT (SAME BEING SOUTH MARGIN OF COUNTY ROAD) FOR A DISTANCE OF 175.0 FEET TO A 3/4" IRON ROD SET FOR NORTHEAST CORNER; THENCE SOUTH 04 DEG. 05' WEST ALONG THE EAST LINE OF SAID 1.01 ACRE TRACT HEREIN DESCRIBED FOR A DISTANCE OF 250.00 FEET TO A 3/4" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE NORTH 85 DEG. 55' WEST ALONG THE SOUTH LINE OF SAID 1.01 ACRE TRACT HEREIN DESCRIBED FOR A DISTANCE OF 175.00 FEET TO A 3/4" IRON ROD FOR THE SOUTHWEST CORNER OF SAID 1.01 ACRE TRACT HEREIN DESCRIBED; THENCE NORTH 04 DEG. 05' EAST ALONG THE WEST LINE OF SAID 1.01 ACRE TRACT FOR A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES OF LAND, MORE OR LESS.

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THIRD TRACT:

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COMMENCING AT A 3/4" IRON PIPE "FOUND" FOR THE SOUTHWEST CORNER OF

FILED
at 4:25 o'clock P.M.

JAN 25 2010

PAULETTE WILLIAMS
COUNTY CLERK LIBERTY COUNTY, TEXAS
Deputy

SAID 156.5 ACRE TRACT OF LAND (FROM WHICH A 24" RED OAK MARKED X BEARS SOUTH 77 DEG. WEST 6.6 FEET AND A 20" PIN OAK MARKED X BEARS NORTH 29 DEG. WEST 31.5 FEET). THENCE SOUTH 83 DEG. 50' EAST ALONG THE SOUTH LINE OF SAID 156.5 ACRE TRACT OF LAND FOR A DISTANCE OF 409.21 FEET TO A 3/4" IRON ROD SET IN SAID SOUTH LINE. THENCE NORTH 04 DEG. 05' EAST FOR A DISTANCE OF 383.10 FEET TO A 3/4" IRON ROD SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF SAID 1.09 ACRE TRACT HEREIN DESCRIBED;
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Reported Address: 2138 COUNTY RD 639, DAYTON, TX 77535-9429

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

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of March, 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, Michael Hupf, Marilyn Jones, Suzanne Suarez, 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

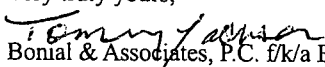
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tommy Jackson, Tiffany Beggs, Ron Harmon, Carolyn Ciccio, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act, have been appointed as Substitute Trustees 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. Tommy Jackson, Tiffany Beggs, Ron Harmon, Carolyn Ciccio, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, 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.

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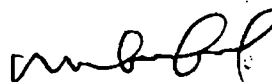
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4. The lien to be foreclosed is indexed or recorded at Volume: 1761, Page: 297, Instrument Number: XXXX and recorded in the real property records of Liberty County, Texas.


5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 15th day of December, 2017.



JUDGE PRESIDING

Attorney: Michael Hupf
Email: Michael.Hupf@BonialPC.com
Phone: 972-643-6600


DONNA G. BROWN
DISTRICT CLERK
FILED
DISTRICT COURT OF
LIBERTY COUNTY, TEXAS
2017 DEC 15 P 1:30

Notice of [Substitute] Trustee Sale

Assert and protect your rights as a member of the armed forces of the United States. If you are 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.

1. Date, Time and Place of Sale.

Date: 03/06/2018

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-AS THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 113 County Road 2364, Hardin, TX 77561

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/31/2006 and recorded 02/02/2006 in Document 2006001512, real property records of Liberty County, Texas, with Wesley Jay Ziegler & Mary Jane Ziegler, husband and wife, grantor(s) and BNC MORTGAGE, INC., A DELAWARE CORPORATION, as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, MARGIE ALLEN OR KYLE BARCLAY, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by Wesley Jay Ziegler & Mary Jane Ziegler, husband and wife, securing the payment of the indebtedness in the original principal amount of \$60,800.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-2 is the current mortgagee of the note and deed of trust or contract lien.

at 4:30 o'clock P.M

JAN 25 2018

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



Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOTS 1 AND 2 OF CLEARVIEW SUBDIVISION, AN ADDITION IN THE SAMUEL STRONG 1/3 LEAGUE, A-109, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 254 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

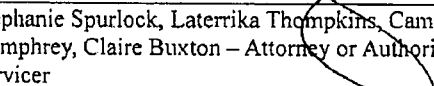
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

Notice of [Substitute] Trustee Sale

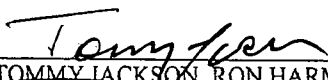
9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: January 25, 2018


Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd. NE; Bldg. 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298


TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, MARGIE ALLEN OR KYLE
BARCLAY - Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting
I am Tommy Jackson whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 1-25-18 I filed this Notice of Foreclosure Sale at the office of the Liberty County Clerk and caused it to be posted at the location directed by the Liberty County Commissioners Court.