

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/31/2009
Grantor(s): ROBBY SANDLEY, JOINED HEREIN PRO FORMA BY HIS SPOUSE MICHELLE SANDLEY
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$93,279.00
Recording Information: Instrument 0902543
Property County: Houston
Property:

5.00 ACRES OUT OF AND A PART OF THE WM. D.F. ADAMS SURVEY, A-108, AND THE BEDFORD SHORTER SURVEY, A-947 IN HOUSTON COUNTY, TEXAS AND BEING OUT OF AND A PART OF THE SAME LAND DESCRIBED IN A DEED FROM CLIFFORD R. SCATES AND WIFE ESTER TO DONALD W. WEBB AND WIFE UNA L. WEBB, RECORDED IN VOL. 217, PAGE 377 OF THE HOUSTON COUNTY DEED RECORDS, WHICH 5.00 ACRES MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A 1/2 INCH IRON ROD SET FOR THE WEST, NORTH WEST CORNER OF THIS TRACT AND BEING N 71 DEGREES 07' 46" E 724.28 FEET FROM THE SAID TO BE WEST CORNER OF SAID ORIGINAL DONALD W. WEBB TRACT, AND ALSO BEING IN THE SOUTH MARGIN OF A COUNTY ROAD, FROM WHICH A 22" PINE BRS. N 50 DEGREES E 36.6 FEET, A 10" FLM BRS. N 70 DEGREES W 9.0 FEET AND A 12" ELM BRS. N 50 DEGREES E 40.5 FEET;
THENCE ALONG WITH AND NEAR THE SOUTH MARGIN OF SAID COUNTY ROAD, N 64 DEGREES 35' 03" E 223.18 FEET TO RAILROAD SPIKE FOR CORNER IN A DRIVE, SAME BEING IN THE NORTH LINE OF THE SAID WEBB 72.12 ACRES TRACT, FROM WHICH 28" P.O. BRS. N 10 DEGREES E 12.0 FEET, A 28" P.O. BRS. WEST, 13.7 FEET, AND A 20" WHITE OAKS BRS. S 70 DEGREES W 27.6;
THENCE ALONG WITH AND NEAR THE CENTER OF SAID DRIVE, AS FOLLOWS, S 58 DEGREES 04' 05" E 105.85 FEET, S 33 DEGREES 18' 57" E 60.18 FEET, AND S 20 DEGREES 20' 07" E 70.40 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, FROM WHICH A 10" PINE BRS. NORTH, 4.0 FEET, 28" PINE BRS. SOUTH, 7.0 FEET, AND A 7" CEDAR BRS. S 30 DEGREES W 34.8 FEET;
THENCE S 3 DEGREES 57' 17" E 194.70 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, FROM WHICH A 8" PINE BRS. N 60 DEGREES E 2.0 FEET, A 10" PINE BRS. N 20 DEGREES E 5.0 FEET AND A 36" PINE BRS. NORTH, 24.6 FEET;
THENCE S 39 DEGREES 46' 44" E 204.90 FEET TO A 3/4 INCH IRON ROD SET FOR CORNER, FROM WHICH A 8" WATER OAKS BRS. N 60 DEGREES E 25.7 FEET, A 12" WATER OAKS BRS. N 80 DEGREES E 30.5 FEET AND A 7" PINE BRS. S 50 DEGREES E 11.0 FEET;
THENCE S 50 DEGREES 13' 16" W 376.83 FEET TO A 2 INCH IRON PIPE SET FOR CORNER;
THENCE N 39 DEGREES 53' 37" W 204.90 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, FROM WHICH A 7 INCH PINE BRS. N 55 DEGREES E 5.0 FEET;
THENCE N 5 DEGREES 53' 04" W 377.86 FEET TO A 3/4 INCH IRON ROD SET FOR CORNER, FROM WHICH A 30" PINE BRS. N 20 DEGREES E 6.6 FEET, A 28" PINE BRS. S 60 DEGREES E 14.6 FEET AND A 12" S.G. BRS. S 20 DEGREES E 18.4 FEET;
THENCE N 0 DEGREES 31' 08" E 35.65 FEET TO A 3/4 INCH IRON ROD SET FOR CORNER, FROM WHICH A 8" PINE BRS. N 50 DEGREES W 3.2 FEET, A 18" PINE BRS. S 30 DEGREES E 22.3 FEET AND A 12" S.G. BRS. NORTH, 37.6 FEET;
THENCE N 18 DEGREES 41' 17" W 106.18 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND MORE OR LESS OF WHICH 1.437 ACRES IS IN THE WM. D.F. ADAMS SURVEY, A-108, AND 3.563 ACRES IS IN THE BEDFORD SHORTER SURVEY, A-947;

Reported Address: 2977 COUNTY ROAD 1545, CROCKETT, TX 75835-5206

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

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: AT THE EAST SIDE OF THE COURTHOUSE in Houston County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Houston County Commissioner's Court.

Substitute Trustee(s): Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen Adkins, Evan Press, Catrena Ward, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

FILED
HOUSTON COUNTY
COUNTY CLERK
2019 JAN 24 PM 4:08
Jenny Meadows
BRIDGET LAMB

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 Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen Adkins, Evan Press, Catrena Ward, 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. Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen Adkins, Evan Press, Catrena Ward, 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.

Sharon St. Pierre
Sharon St. Pierre
Substitute Trustee
1-24-2019

AFFIDAVIT OF POSTING

THE STATE OF TEXAS

§
§

COUNTY OF HOUSTON

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Pursuant to the applicable provisions of Texas law, I, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez on the 24 day of January, 2019, on behalf of and at the specific instruction and request of Wells Fargo Bank, NA did file a Notice of Trustees Sale with the County Clerk of Houston County, Texas and did post a like Notice at the designated location at the Courthouse of Houston County, Texas. The land described in the Notice of Trustee's Sale is located in Houston County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: January 24, 2019.

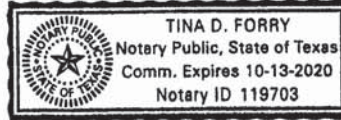
Sharon St. Pierre

~~Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez~~

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she posted and filed this notice in accordance with the requirements of the Texas Property Code and the applicable security instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 24 day of January, 2019

Tina D. Forry
Notary Public in and for the State of Texas



My commission expires: 10-13-2020

Exhibit "A"

5.00 ACRES OUT OF AND A PART OF THE WM. D.F. ADAMS SURVEY, A-108, AND THE BEDFORD SHORTER SURVEY, A-947 IN HOUSTON COUNTY, TEXAS AND BEING OUT OF AND A PART OF THE SAME LAND DESCRIBED IN A DEED FROM CLIFFORD R. SCATES AND WIFE ESTER TO DONALD W. WEBB AND WIFE UNA L. WEBB, RECORDED IN VOL. 217, PAGE 377 OF THE HOUSTON COUNTY DEED RECORDS, WHICH 5.00 ACRES MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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Return to: Bonial & Associates, P.C. , 14841 Dallas Parkway, Suite 425, Dallas, TX 75254