

#13

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S 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.

DEED OF TRUST INFORMATION:

Date: 01/14/2004
Grantor(s): LACHUNDRA C. JAMES A/K/A LACHUNDA C. JAMES A/K/A LACHUNDA JAMES, SINGLE AND TERRY C. TERRELL, SINGLE
Original Mortgagee: NEATHERLIN HOMES, INC.
Original Principal: \$100,954.65
Recording Information: Book 1070 Page 209 Instrument 189954
Property County: Grimes
Property: (See Attached Exhibit "A")
Reported Address: 1805 COURTNEY RD, NAVASOTA, TX 77868

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Capital Corporation 2005-1 Trust
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Capital Corporation 2005-1 Trust
Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of March, 2024
Time of Sale: 12:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTH DOOR OF THE COURTHOUSE, ALSO KNOWN AS THE FRONT DOOR in Grimes County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Grimes County Commissioner's Court, at the area most recently designated by the Grimes County Commissioner's Court.

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 Pete Florez, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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. Pete Florez, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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.

Substitute Trustee(s): Pete Florez, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Pete Florez whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 2-12-24 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Grimes County Clerk and caused it to be posted at the location directed by the Grimes County Commissioners Court.

By: 

Exhibit "A"

FIELD NOTES FOR 0.500 ACRES OF LAND OUT THE HENRY WINGFIELD LEAGUE, A-476 IN GRIMES COUNTY, TEXAS AND BEING THE NORTH ONE-HALF OF A ONE (1) ACRE TRACT CONVEYED TO DAN MATTHEWS IN VOLUME 186, PAGE 196 IN THE DEED RECORDS OF GRIMES COUNTY, TEXAS AND BEING THE SAME TRACT CONVEYED TO DOUGLAS E. JAMES IN VOLUME 409, PAGE 780 IN THE DEED RECORDS OF GRIMES COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A 3/4 INCH PIPE FOUND ON THE EAST MARGIN OF COURTNEY ROAD, BEING THE SOUTHWEST CORNER OF A ONE (1) ACRE TRACT CONVEYED TO DAN MATTHEWS IN VOLUME 186, PAGE 196 IN THE DEED RECORDS OF GRIMES COUNTY, TEXAS, THENCE WITH THE EAST MARGIN OF COURTNEY ROAD ALONG THE WEST LINE OF SAID ONE (1) ACRE DAN MATTHEWS TRACT, THENCE DUE NORTH FOR 102.82 FEET TO A 1/2 INCH STEEL PIN SET FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING.
THENCE WITH THE EAST MARGIN OF COURTNEY ROAD ALONG THE WEST LINE OF SAID ONE (1) ACRE DAN MATTHEWS TRACT, DUE NORTH 102.82 FEET TO A 1/2 INCH STEEL PIN SET FOR THE NORTHWEST CORNER OF SAID ONE (1) ACRE DAN MATTHEWS TRACT AND THE NORTHWEST CORNER OF THIS TRACT;
THENCE WITH THE NORTH LINE OF SAID ONE (1) ACRE DAN MATTHEWS TRACT, SOUTH 88 DEGREES 23' 00" EAST FOR 211.91 FEET TO A 1/2 INCH STEEL PIN SET IN A FENCE CORNER, BEING THE NORTHEAST CORNER OF SAID ONE (1) ACRE DAN MATTHEWS TRACT AND THE NORTHEAST CORNER OF THIS TRACT;
THENCE WITH THE EAST LINE OF SAID ONE (1) ACRE DAN MATTHEWS TRACT, DUE SOUTH FOR 102.82 FEET TO A 1/2 INCH STEEL PIN SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE WITH THE SOUTH LINE OF THIS TRACT OF NORTH 88 DEGREES 23' 00" WEST FOR 211.91 FEET TO THE POINT OF BEGINNING.
AS SURVEYED ON THE GROUND JANUARY 21, 2004.

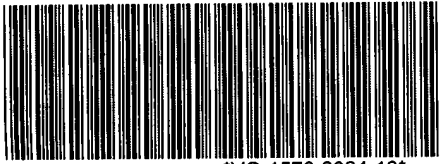
Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

FILED FOR RECORD

At 3:30 O'Clock P M

FEB 12 2024

VANESSA BURZYNSKI
COUNTY CLERK, GRIMES COUNTY, TX
By Barbara Kunch, Deputy



VG-1576-2024-13

**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 13

Foreclosure Posting

Recorded On: February 12, 2024 03:30 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$7.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 13
Receipt Number: 20240212000024
Recorded Date/Time: February 12, 2024 03:30 PM
User: Barbara K
Station: Clerk01

Record and Return To:

PETE FLOREZ



**STATE OF TEXAS
Grimes County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Grimes County, Texas

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski