

#17

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: 02/01/2022
Grantor(s): CHARLES A CLARK AND ALANA JENE CLARK, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$415,000.00
Recording Information: Instrument 322405
Property County: Grimes
Property: (See Attached Exhibit "A")
Reported Address: 13551 TARA LN, IOLA, TX 77861

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Lakeview Loan Servicing, LLC
Mortgage Servicer: Flagstar Bank
Current Beneficiary: Lakeview Loan Servicing, LLC
Mortgage Servicer Address: 5151 Corporate Dr., Troy, MI 48098

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of May, 2024
Time of Sale: 11:00 AM 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 Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, 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. Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, 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.

FILED FOR RECORD

At 3:22 O'Clock P M

MAR 22 2024

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

- 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): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, 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 Flore whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 3-22-24 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"

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND CONTAINING 10.00 ACRES, LYING AND BEING SITUATED IN THE ROBERT ARMOUR SURVEY, A-1, IN GRIMES COUNTY, TEXAS. SAID 10.00 ACRE TRACT BEING THE SAME LAND DESCRIBED IN A DEED TO ARTURO AND ROSA RAMIREZ, RECORDED IN VOLUME 1071, PAGE 676 OF THE DEED RECORDS OF GRIMES COUNTY, TEXAS. SAID TRACT ALSO COMMONLY BEING KNOWN AS TRACT 180 OF THE FIVELAND ESTATES, AN UNRECORDED SUBDIVISION IN GRIMES COUNTY, TEXAS. SAID 10.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE CENTERLINE INTERSECTION OF TWO EXISTING 60 FOOT WIDE ACCESS EASEMENTS COMMONLY KNOWN AS TARA LANE (EASEMENT NO. 24) AND PERRO LANE (EASEMENT NO. 25), AND BEING THE NORTHERN MOST CORNER OF THE SAID 10.00 ACRE TRACT;

THENCE ALONG THE CENTER OF TARA LANE (EASEMENT NO. 24) AND BEING THE EAST LINE OF THE SAID 10.00 ACRE TRACT, S 11 DEGREES 32' 54" E, A DISTANCE OF 424.78 FEET ALONG THE WEST LINE OF TRACT 185 OF THE FIVELAND ESTATES TO A 1/2" IRON ROD FOUND;

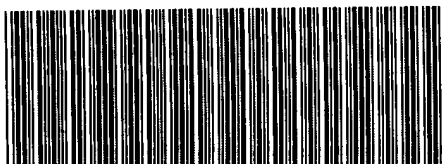
THENCE CONTINUING ALONG THE CENTER OF TARA LANE (EASEMENT NO. 24), S 46 DEGREES 07'44" E, ALONG THE WEST LINE OF TRACT 186, A DISTANCE OF 34.24 FEET TO A 1/2" IRON ROD FOUND AT THE EAST CORNER OF TRACT 180 AND THE NORTH CORNER OF TRACT 179-B;

THENCE DEPARTING THE CENTER OF TARA LANE (EASEMENT NO. 24), S 47 DEGREES 08'52" W, AT A DISTANCE OF 788.76 FEET ALONG THE COMMON LINES OF TRACTS 180 AND 179 TO A 1/2" IRON ROD SET AT THE COMMON CORNERS OF TRACTS 179, 175, 181 AND 180;

THENCE ALONG THE WEST LINE OF TRACT 180, N 20 DEGREES 27'04" W, A DISTANCE OF 725.10 FEET TO A 1/2" IRON ROD FOUND IN THE CUL-DE-SAC OF PERRO LANE (EASEMENT NO. 25). POINT ALSO BEING THE NORTH CORNER OF TRACT 181 AND ALONG THE SOUTH LINE OF TRACT 182;

THENCE ALONG THE CENTER OF PERRO LANE (EASEMENT NO. 25), N 67 DEGREES 38'22" E, ALONG THE SOUTH LINES OF TRACT 182 AND 183 A DISTANCE OF 780.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.00 ACRES OF LAND, MORE OR LESS. AND BEING THE SAME LAND DESCRIBED IN DEED DATED APRIL 5, 2002, RECORDED IN VOLUME 1071, PAGE 676, REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS.

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



VG-1576-2024-17

**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 17

Foreclosure Posting

Recorded On: March 22, 2024 03:22 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: 17
Receipt Number: 20240322000028
Recorded Date/Time: March 22, 2024 03:22 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