

FILED
2:05 AM
MAR 13 2018

SELECT PORTFOLIO SERVICING, INC. (SPS)
VARNER, MICHAEL
830 MOCCASIN TRAIL, LA GRANGE, TX 78945

CONVENTIONAL
Firm File Number: 14-018420

Julie Karstedt JULIE KARSTEDT
CO. CLERK, FAYETTE CO., TEXAS

MK

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 6, 2006, MICHAEL R. VARNER AND WIFE, BRENDA GAIL VARNER, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME FUNDS DIRECT, A DIVISION OF ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of FAYETTE COUNTY, TX and is recorded under Clerk's File/Instrument Number 06-0369 Volume 1340, Page 376, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on February 7, 2018 under Cause No. 2017V-302 in the Judicial District Court of Fayette COUNTY, TEXAS.;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, May 1, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Fayette** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Fayette, State of Texas:

LOT NOS 259, AND 260, CLEAR LAKE PINES SECTION THREE (3), PART OF THE J.R. ROSS 1/3 LEAGUE ABSTRACT 271, FAYETTE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 25, PLAT RECORDS OF FAYETTE COUNTY, TEXAS.

Property Address:	830 MOCCASIN TRAIL LA GRANGE, TX 78945
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Noteholder:	U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-ACC1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-ACC1 3217 S. DECKER LAKE DR. SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.


SUBSTITUTE TRUSTEE
Megan Randle or Ebbie Murphy
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.