

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: 06/09/2006
Grantor(s): CHRISSY STEPHENS, AND STEVE STEPHENS
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$125,500.00
Recording Information: Book 770 Page 679 Instrument 13677113706006
Property County: Trinity
Property: (See Attached Exhibit "A")
Reported Address: 732 LAGO VIS, TRINITY, TX 75862-7951

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-19CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-19CB

Mortgage Servicer: Shellpoint Mortgage Servicing

Current Beneficiary: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-19CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-19CB

Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of December, 2023

Time of Sale: 01:00PM or within three hours thereafter.

Place of Sale: THE CENTER STEPS OF THE COURTHOUSE in Trinity County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Trinity County Commissioner's Court, at the area most recently designated by the Trinity 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 Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Evan Press, Amy Oian, Kathleen Adkins, Michael Kolak, Auction.com, 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. Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Evan Press, Amy Oian, Kathleen Adkins, Michael Kolak, Auction.com, 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): Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Evan Press, Amy Oian, Kathleen Adkins, Michack Kolak, Auction.com, 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 Sharon St. Pierre whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on October 19, 2023 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Trinity County Clerk and caused it to be posted at the location directed by the Trinity County Commissioners Court.

By: Sharon St. Pierre

Exhibit "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN TRINITY COUNTY, TEXAS, BEING OUT OF THE G.W. WILSON SURVEY, ABSTRACT NO. 630, AND BEING A PART OR PORTION OF THE LAGO VISTA ESTATES, A SUBDIVISION IN TRINITY COUNTY, TEXAS, PLAT OF WHICH IS RECORDED IN CABINET A, SLIDE 264 OF THE MAP AND PLAT RECORDS OF TRINITY COUNTY, TEXAS TO WHICH REFERENCE IS HEREBY MADE AND THE SAID PART OR PORTION BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING AT THE MOST WESTERN SOUTHEAST CORNER OF THE AFORESAID REFERRED TO LAGO VISTA ESTATES, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 11.774 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT "C" IN A DEED FROM G. E. LEWIS AND WIFE, DONNA LEWIS TO LEE BROOKS, DATED SEPTEMBER 3, 1996 AND RECORDED IN VOLUME 586, ON PAGE 567 OF THE OFFICIAL RECORDS OF TRINITY COUNTY, TEXAS, A 1/2" IRON ROD FOUND FOR CORNER ON THE WEST BOUNDARY LINE OF LAKE "L" ACRES, SECTION D REVISED AS RECORDED IN CABINET A, ON SLIDE 297 OF THE MAP AND PLAT RECORDS OF TRINITY COUNTY, TEXAS;

THENCE N 27 DEGREES 43' 46" W, AT 956.95 FEET, THE POINT AND PLACE OF BEGINNING, A POINT FOR CORNER IN WATER ON THE FEE LINE OF A LAKE AS SHOWN ON THE PLAT OF LAGO VISTA ESTATES, CABINET A, SLIDE 264, FROM WHICH A 1/2" IRON ROD SET FOR REFERENCE BEARS N 63 DEGREES 49' 35" W 34.04 FEET;

THENCE N 63 DEGREES 49' 35" W, AT 185.08 FEET, A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF A 60.00 FEET WIDE ROAD RIGHT-OF-WAY IN THE EAST EDGE OF A PAVED ROAD OR DRIVEWAY, AT 249.84 FEET, A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF THE AFORESAID 60.00 FOOT WIDE ROAD RIGHT-OF-WAY, AT 395.40 FEET, INTERSECT THE FEE LINE OF THE AFORESAID LAKE, A POINT FOR CORNER IN WATER, FROM WHICH A 1/2" IRON ROD SET FOR REFERENCE BEARS S 63 DEGREES 49' 35" E 3.34 FEET;

THENCE EIGHT (8) LINES WITH THE MEANDERS OF THE SAID LAKE AS FOLLOWS:

- 1.) N 06 DEGREES 28' 23" E, AT 39.13 FEET, A POINT FOR CORNER;
- 2.) N 38 DEGREES 56' 19" E, AT 118.43 FEET, A POINT FOR CORNER;
- 3.) N 58 DEGREES 58' 26" E, AT 139.39 FEET, A POINT FOR CORNER;
- 4.) S 75 DEGREES 05' 35" E, AT 30.44 FEET, A POINT FOR CORNER;
- 5.) S 50 DEGREES 24' 59" E, AT 83.46 FEET, A POINT FOR CORNER;
- 6.) S 23 DEGREES 56' 08" E, AT 181.88 FEET, A POINT FOR CORNER;
- 7.) S 25 DEGREES 01' 40" W, AT 62.28 FEET, A POINT FOR CORNER;
- 8.) S 09 DEGREES 20' 17" E, AT 94.83 FEET, THE POINT AND PLACE OF BEGINNING AND CONTAINING 1.784 ACRES OF LAND, MORE OR LESS.

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

FILED
at 2:05 o'clock P M
OCT 19 2023

SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
POSTPKG