

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 04/06/2011
Grantor(s): RHONDA FRANCIS, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NETWORK FUNDING, LP, ITS SUCCESSORS AND ASSIGNS

Original Principal: \$136,451.00
Recording Information: Instrument 2011003759
Property County: Liberty
Property:

FIELD NOTES OF A TRACT OF LAND CONTAINING 0.487 ACRES SITUATED IN LIBERTY TOWN SOUTH LEAGUE, ABSTRACT 358, LIBERTY COUNTY, TEXAS AND BEING OUT OF AND A PART OF LOT 2, BLOCK 3, TOWN OF DAYTON, RECORDED IN VOLUME "N", PAGE 421 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS AND BEING THOSE SAME TRACT OF LAND CONVEYED TO TRAVIS D. SHELTON AND CHERYL L. SHELTON RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2007004495 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 0.487 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE MONUMENTS FOUND AND CALLED BEARINGS IN THE WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE.

BEGINNING AT A 3/4" IRON PIPE, FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF WEST HOUSTON STREET, THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH MAIN STREET AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 30 DEGREES 00'00" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH MAIN STREET, A DISTANCE OF 112.41 FEET TO A 3/4" IRON PIPE, FOUND, BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JESSICA A. JOHNSON, ET AL RECORDED BY DEED IN VOLUME 1701, PAGE 589 AND 591 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/4" IRON PIPE, FOUND, IN THE NORTH RIGHT-OF-WAY LINE OF HARMON STREET BEARS S 30 DEGREES 00'00" E, A DISTANCE OF 244.81 FEET;

THENCE, S 59 DEGREES 57'03" W, ALONG THE NORTH LINE OF SAID JOHNSON TRACT, AT 180.13 FEET PASS A 3/4" CAPPED IRON PIPE, FOUND, BEING THE NORTHWEST CORNER OF SAID JOHNSON TRACT AND THE NORTHEAST CORNER OF A 0.15 ACRE TRACT OF LAND CONVEYED TO JOHN S. JOHNSON, ET AL RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2007004493 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN ALL A TOTAL DISTANCE OF 187.68 FEET TO A 1/2" CAPPED IRON ROD MARKED RPLS 1777, FOUND, IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO DENNIS R. BLANTON RECORDED BY DEED IN VOLUME 571, PAGE 222 OF THE DEED RECORDS OF SAID COUNTY, THE NORTHWEST CORNER OF SAID 0.15 ACRES AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 30 DEGREES 40'21" W, ALONG THE EAST LINE OF SAID BLANTON TRACT, AT 111.16 FEET PASS A 1/2" IRON PIPE, FOUND, IN ALL A TOTAL DISTANCE OF 113.05 FEET TO A 1/2" CAPPED IRON ROD MARKED RPLS 1777, FOUND, IN THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST HOUSTON STREET, THE NORTHEAST CORNER OF SAID BLANTON TRACT AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 60 DEGREES 08'34" E (CALLED N 60 DEGREES 00'00" E), AT 8.82 FEET PASS A 3/4" IRON PIPE, FOUND, IN ALL A TOTAL DISTANCE OF 189.01 FEET TO THE "POINT OF BEGINNING" AND CONTAINING 0.487 ACRES OF LAND, MORE OR LESS.

Reported Address: 101 WEST HOUSTON ST, DAYTON, TX 77535

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of June, 2018
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT STEPS OF THE COURTHOUSE, ON THE SOUTH SIDE, WITH AN ADDRESS OF 1923 SAM HOUSTON in Liberty County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Liberty County Commissioner's Court.

Substitute Trustee(s): Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Kim Hinshaw, Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, Kinney Lester, Wes Wheat, Dana Dennon, Cindy Dennon, Gilbert Arsiaga, Crystal Arsiaga, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, any to act

FILED
2:00 o'clock P M

APR 10 2018

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *[Signature]* DEPUTY

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS)

COUNTY OF LIBERTY)

KNOW ALL MEN
BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated MAY 16, 2017, ANA BETSY QUESADA conveyed to SHANA ELLINGTON, as Trustee, the property situated in the City of CLEVELAND, County of LIBERTY, Texas, to wit:

Being TRACT NO. 5, Block 2 Out of FIFTY NINE ESTATES, Phase 2, being 1.6800 Acres of land, more or less, being the same tract of land as shown on the, map or plat thereof; Recorded in Volume 9, Page 164 In the Real Property Records of LIBERTY County, Texas. Including all existing improvements; (herein the "Property") to secure one certain Deed of Trust therein described in the original principal amount of \$75,510.00 executed by ANA BETSY QUESADA and made payable to 5G. LP, A LIMITED PARTNERSHIP (herein the "Note"), which such Deed of Trust is recorded in County Clerk's File No. 2017012582, Volume , Page , of the Deed of Trust Records of LIBERTY County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of SHANA ELLINGTON, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 1ST day of MAY, 2018, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after the time at 1923 SAM HOUSTON STREET, LIBERTY, LIBERTY COUNTY, TEXAS 77575, ON THE SOUTH SIDE OF THE COURTHOUSE. of the LIBERTY County Courthouse, LIBERTY, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND on MARCH 20, 2018.


SHANA ELLINGTON
Substitute Trustee

AFTER RECORDING RETURN TO:

5G. LP, A LIMITED PARTNERSHIP
P.O. BOX 1419
MADISONVILLE, TEXAS 77864

FILED
at 1:18 o'clock P.M.

APR - 5 2018

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY  DEPUTY

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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 Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Kim Hinshaw, Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, Kinney Lester, Wes Wheat, Dana Dennon, Cindy Dennon, Gilbert Arsiaga, Crystal Arsiaga, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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. Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Kim Hinshaw, Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, Kinney Lester, Wes Wheat, Dana Dennon, Cindy Dennon, Gilbert Arsiaga, Crystal Arsiaga, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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,


Tommy Jackson
Bonial & Associates, P.C.