

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/30/2006
Grantor(s): THOMAS F. WILSON, III AND JENNIFER JO REGEN, HUSBAND AND WIFE
Original Mortgagee: OAK STREET MORTGAGE
Original Principal: \$84,150.00
Recording Information: Instrument 2006015634
Property County: Liberty
Property:

LOT ONE (1) IN BLOCK 21 OF THE ELNETT B. PARTLOW RESUBDIVISION OF LOT NOS. ONE (1) AND TWO (2), IN OUTER BLOCK NO. THREE (3), LOT NO. ONE(1) IN OUTER BLOCK NO. FOUR (4), LOT NOS. ONE (1) AND TWO (2) IN OUTER BLOCK NO. EIGHT (8), AND LOT NO. ONE (1) IN OUTER BLOCK NO. SEVEN (7) OF THE ORIGINAL SUBDIVISION OF THE CITY OF LIBERTY, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 1, PAGE 77, OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

Reported Address: 1708-1710 NORTH SAN JACINTO STREET, LIBERTY, TX 77575

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-FXD2
Mortgage Servicer: Specialized Loan Servicing LLC
Current Beneficiary: Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-FXD2
Mortgage Servicer Address: 8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of August, 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, Marilyn Jones, or Suzanne Suarez, any to act

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, 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, 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 Jones
Bonial & Associates, P.C.

FILED
at 9:15 o'clock A M

JUN -7 2018

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
Adrian Dwyer DEPUTY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/25/2014
Grantor(s): MATTHEW PAUL MCMAHAN AND HEATHER PARKER MCMAHAN, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR HANCOCK MORTGAGE PARTNERS LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$153,061.00
Recording Information: Instrument 2014019018
Property County: Liberty
Property: LOT 233 AND 234 OF WINTER VALLEY SUBDIVISION, AN ADDITION IN THE RICHARD GREEN LEAGUE, A-197, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 51 (SHEET 5) OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.
Reported Address: 324 COUNTY RD 6511, 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: U.S. Bank National Association
Mortgage Servicer: U.S. Bank National Association
Current Beneficiary: U.S. Bank National Association
Mortgage Servicer Address: 4801 Frederica Street, Owensboro, KY 42301

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of August, 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, Marilyn Jones, or Suzanne Suarez, any to act
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, 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;

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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,
[Signature]
Bonial & Associates, P.C.

FILED
at 9:15 o'clock A M

JUN -7 2018

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/23/2003
Grantor(s): HENRY A. JACK, JR., A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST EDUCATORS CREDIT UNION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$113,355.00
Recording Information: Instrument 2003017411
Property County: Liberty
Property:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING 2 TRACTS, MORE OR LESS, IN THE STEPHEN NICHOLSON SURVEY, A-90, LIBERTY COUNTY, TEXAS, SAID LANDS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO.

TRACT 1

10.00 ACRES OF LAND OUT OF THE STEPHEN NICHOLSON, A-90, LIBERTY COUNTY, TEXAS, AND BEING OUT OF AND A PART OF A CERTAIN 90.394 ACRES AS CONVEYED BY PEARL D. KEOWN, ET VIR, TO I.R. PALMER BY DEED DATED MARCH 1, 1941, AND RECORDED IN VOLUME 146, PAGE 351 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. SAID 10.000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT.

BEGINNING AT A 3/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT LOCATED SOUTH 87 DEGREES 37 MINUTES 14 SECONDS EAST A DISTANCE OF 529.75 FEET FROM THE NORTHWEST CORNER OF THE 90.394 ACRE TRACT;

THENCE SOUTH 87 DEGREES 37 MINUTES 14 SECONDS EAST A DISTANCE OF 512.61 FEET TO A 3/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER;
THENCE SOUTH 01 DEGREES 12 MINUTES 54 SECONDS WEST A DISTANCE OF 850.00 FEET TO A 3/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER;
THENCE NORTH 87 DEGREES 37 MINUTES 14 SECONDS WEST A DISTANCE OF 512.61 FEET TO A 3/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER;
THENCE NORTH 01 DEGREES 12 MINUTES 54 SECONDS EAST A DISTANCE OF 850.00 FEET TO THE PLACE OF BEGINNING AND CONTAINS 10.00 ACRES OF LAND. SUBJECT TO A 10 FOOT UTILITY EASEMENT ALONG THE NORTH MARGIN OF THE ROAD.

TRACT 2

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS FOLLOWS: A SIXTY FOOT ROADWAY EASEMENT BEING THIRTY FEET EACH SIDE OF THE CENTER LINE IN THE STEPHEN NICHOLSON SURVEY, ABSTRACT 90, LIBERTY COUNTY, TEXAS, AND BEING OUT OF A CERTAIN 135.589 ACRE TRACT AS CONVEYED BY G.T. LOWE, ET UX, PEARL D. LOWE TO LUCY F. ANDERSON BY DEED DATED SEPTEMBER 9, 1922, AND RECORDED IN VOL. 115, PAGE 347 OF DEED RECORDS OF LIBERTY COUNTY, TEXAS AND THE CENTER LINE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT THE CENTER LINE OF SAID ROAD EASEMENT LOCATED IN THE EAST RIGHT-OF-WAY LINE OF CARTER LOOP ROAD (A PUBLIC COUNTY MAINTAINED ROADWAY) LOCATED NORTH 00 DEGREES 55 MINUTES 32 SECONDS EAST A DISTANCE OF 420.00 FEET FROM THE SOUTHWEST CORNER OF THE 135.589 ACRE TRACT;

THENCE WITH THE CENTER LINE SOUTH 88 DEGREES 16 MINUTES 14 SECONDS EAST A DISTANCE OF 180.00 FEET TO A POINT;

THENCE SOUTH 67 DEGREES 15 MINUTES 19 SECONDS EAST A DISTANCE OF 501.98 FEET TO A POINT;

THENCE SOUTH 88 DEGREES 16 MINUTES 14 SECONDS EAST A DISTANCE OF 633.05 FEET TO A POINT;

THENCE SOUTH 35 DEGREES 54 MINUTES 00 SECONDS EAST A DISTANCE OF 339.24 FEET TO A POINT;

THENCE WITH THE CENTER LINE 30 FEET SOUTH OF THE MOST SOUTHERLY LINE OF THE ABOVE MENTIONED 10 ACRE TRACT BEING SOUTH 87 DEGREES 37 MINUTES 14 SECONDS EAST A DISTANCE OF 512.61 FEET SO AS TO SHARE COMMON BOUNDARY 30 FEET NORTH OF THE DESCRIBED CENTERLINE WITH MOST SOUTHERLY LINE OF THE "LAUGHLIN" TRACT;

SAID EASEMENT SHALL TERMINATE UPON ACCEPTANCE BY THE COUNTY BY PLAT OF SAID ROADWAY AND EASEMENT SHALL BECOME A COUNTY ROADWAY.

Reported Address: 405 COUNTY ROAD 3015, 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: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.

FILED
at 9:15 o'clock A.M.

JUN -7 2018

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Adnan D. Dyer DEPUTY