

COPY

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: 08/07/2007
Grantor(s): JASON ANDERSON AND DIANA ANDERSON, HUSBAND AND WIFE
Original Mortgagee: JIM WALTER HOMES, INC.
Original Principal: \$90,390.53
Recording Information: Book 1645 Page 753 Instrument 2007-8875 ; re-recorded under Book 1663 Page 511 Instrument 2008-415
Property County: Hardin
Property: (See Attached Exhibit "A")
Reported Address: 14485 FM 770, SARATOGA, TX 77585

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, not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VII-B (Pref)
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VII-B (Pref)
Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of October, 2024
Time of Sale: 11:00 AM or within three hours thereafter.
Place of Sale: AT THE COMMISSIONERS COURTROOM AREA OF THE COURTHOUSE in Hardin County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Hardin County Commissioner's Court, at the area most recently designated by the Hardin 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.

CONNIE BEGTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY 

2024 AUG 29 PM 3: 21

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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 Margie Allen whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 8-29-24 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Hardin County Clerk and caused it to be posted at the location directed by the Hardin County Commissioners Court.

By: Margie Allen

Exhibit "A"

THAT I, LYNN R. LOVETT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE FOLLOWING FIELD NOTES ARE A TRUE AND CORRECT DESCRIPTION OF THE RESULTS OF A FIELD SURVEY MADE UNDER MY SUPERVISION ON JULY 20, 2007 OF A 4.7275 ACRE TRACT OF LAND IN THE B.B.B. & C.R.R SURVEY, SECTION 72, A-111, HARDIN COUNTY, TX, SAID 4.7275 ACRE TRACT BEING OUT OF AND A PORTION OF THAT 41.994 ACRE TRACT IN AFOREMENTIONED SURVEY DESCRIBED IN DEED OF TRUST FROM THOMAS E. ANDERSON AND WIFE RUTH C. ANDERSON TO EARL B. STOVER, TRUSTEE AND RECORDED IN VOLUME 177, PAGE 697, DEED OF TRUST RECORDS, HARDIN COUNTY, TX, SAID 4.7275 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEING A 4.7275 ACRE TRACT OF LAND IN THE B.B.B. & C.R.R. SURVEY, SECTION 72, A-111, HARDIN COUNTY, TX, SAID 4.7275 ACRE TRACT BEING OUT OF AND A PORTION OF THAT 41.994 ACRE TRACT IN AFOREMENTIONED SURVEY DESCRIBED IN DEED OF TRUST FROM THOMAS E. ANDERSON AND WIFE RUTH C. ANDERSON TO EARL B. STOVER, TRUSTEE AND RECORDED IN VOLUME 177, PAGE 697, DEED OF TRUST RECORDS, HARDIN COUNTY, TX, SAID 4.7275 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A 6" IRON PIPE (FD) MARKING THE NORTHWEST CORNER OF SAID 41.994 ACRE TRACT;
THENCE SOUTH 89 DEG 48 MIN 11 SEC EAST - 1253.39 FEET (SOUTH 89 DEG 48 MIN 11 SEC EAST -1254.39 FEET, VOL. 177, PG. 697, DTR/HCT - BASIS OF BEARING) ALONG THE NORTH BOUNDARY LINE OF SAID 41.994 ACRE TRACT TO A 1/2" STEEL ROD (FD) AT A "DO NOT DESTROY" SURVEY MARKER SIGN MARKING THE NORTHEAST CORNER OF SAID 41.994 ACRE TRACT,
THENCE SOUTH 00 DEG 17 MIN 55 SEC WEST - 438.70 FEET ALONG THE EAST BOUNDARY LINE OF SAID 41.994 ACRE TRACT TO A 1/2" STEEL ROD (FD) W/CAP STAMPED "SESCO, SILSBEE, TEXAS" MARKING THE SOUTHEAST CORNER OF A 6.159 ACRE TRACT OUT OF SAID 41.994 ACRE TRACT SURVEYED BY SESCO, SILSBEE, TEXAS (NOT RECORDED AS OF THIS DATE) FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE SOUTH 00 DEG 17 MIN 55 SEC WEST - 221.70 FEET ALONG THE EAST BOUNDARY LINE OF SAID 41.994 ACRE TRACT TO A 1/2" STEEL ROD (SET), SAID 1/2" STEEL ROD (SET) BEARS NORTH 00 DEG 17 MIN 55 SEC EAST-793.50 FEET FROM A 1/2" STEEL ROD (FD) MARKING THE SOUTHEAST CORNER OF SAID 41.994 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE NORTH 89 DEG 48 MIN 11 SEC WEST - 954.04 FEET TO A 1/2" STEEL ROD (SET) FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE NORTH 00 DEG 17 MIN 55 SEC EAST-210.00 FEET TO A 1/2" STEEL ROD (SET) FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE NORTH 89 DEG 29 MIN 39 SEC EAST, PASSING A 1/2" STEEL ROD (FD) W/CAP STAMPED "SESCO, SILSBEE, TEXAS" MARKING THE SOUTHWEST CORNER OF SAID 6.159 ACRE TRACT AT 230.07 FEET, IN ALL 954.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.7275 ACRES OF LAND.
30.00 FOOT WIDE INGRESS/EGRESS EASEMENT
THE ABOVE DESCRIBED 4.7275 ACRE TRACT OF LAND HAS A 30.00 FOOT WIDE INGRESS/EGRESS EASEMENT FROM THE NORTH LINE OF SAID 41.994 ACRE TRACT TO THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 4.7275 ACRE TRACT; SAID 30.00 FOOT WIDE INGRESS/EGRESS EASEMENT BEING 15.00 FOOT WIDE ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
COMMENCING AT A 6" IRON PIPE (FD) MARKING THE NORTHWEST CORNER OF SAID 41.994 ACRE TRACT;
THENCE SOUTH 89 DEG 48 MIN 11 SEC EAST - 277.82 FEET ALONG THE NORTH BOUNDARY LINE OF SAID 41.994 ACRE TRACT TO A POINT FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, SAID POINT OF BEGINNING BEARS SOUTH 00 DEG 30 MIN 17 SEC EAST - 5.83 FEET FROM A 1/2" STEEL ROD (FD)

W/CAP STAMPED "SESCO, SILSBEE, TEXAS" MARKING THE MOST SOUTHERLY POINT OF THE CENTERLINE OF A 30.00 FOOT WIDE INGRESS/EGRESS EASEMENT CONVEYED BY THOMAS GLENN CHESSHER AND WIFE CRYSTAL CHESSHER TO THOMAS E. ANDERSON BY EASEMENT AGREEMENT FOR ACCESS DATED AUGUST 8, 2007 AND RECORDED IN VOLUME 1635, PAGE 258, DEED RECORDS, HARDIN COUNTY, TX, FROM THE SOUTH RIGHT-OF-WAY LINE OF F. M. 770, CROSSING A 2.5 ACRE TRACT IN AFOREMENTIONED SURVEY WHICH WAS CONVEYED TO DAVID H. CHESSHER, JR., GRANDERSON WAYNE CHESSHER AND THOMAS GLENN CHESSHER BY DEED OF RECORD IN VOLUME 662, PAGE 595, DEED RECORDS, HARDIN COUNTY, TX; THENCE SOUTH 00 DEG 30 MIN 17 SEC EAST- 465.41 FEET TO A 1/2" STEEL ROD (SET) FOR AN ANGLE POINT; THENCE SOUTH 89 DEG 42 MIN 05 SEC EAST - 15.00 FEET TO A 1/2" STEEL ROD (SET) IN THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 4.7275 ACRE TRACT FOR THE POINT OF TERMINATION OF SAID 30.00 FOOT WIDE INGRESS/EGRESS EASEMENT, SAID POINT OF TERMINATION BEARS SOUTH 00 DEG 17 MIN 55 SEC WEST - 15.00 FEET FROM A 1/2" STEEL ROD (SET) MARKING THE NORTHWEST CORNER OF SAID 4.7475 ACRE TRACT.

NOT: ALL 1/2" STEEL RODS (SET) HAVE A YELLOW PLASTIC CAP STAMPED "L.R. LOVETT RPLS 2418".

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