

17-0001 FC

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE
SHELBY COUNTY, TEXAS

FILED FOR RECORD

DEED OF TRUST INFORMATION:

2017 JAN 13 PM 3 32

Date: 08/27/2014

Grantor(s): JAMES BRODIE STEPTOE AND TIFFANY STEPTOE, HUSBAND AND WIFE
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
Original Mortgagee: NOMINEE FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

Original Principal: \$259,055.00

Recording Information: Instrument 2014003294

Property County: Shelby

Property:

BY: *Shelby* DEPUTY

FIRST TRACT: BEING 9.3026 ACRES OF LAND, MORE OR LESS, A PART OF THE G.W. WATSON SURVEY, A-909, SHELBY COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN THE WARRANTY DEED FROM KIMBERLY A. STOVALL, A FEME SOLE, TO JAMES D. JACOBS AND WIFE, ASHLEY M. RAYMOND, DATED FEBRUARY 25, 2010, RECORDED UNDER INSTRUMENT NO. 2010002300, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE SWC OF SAID CALLED 9.3035 ACRE TRACT AND IN THE APPARENT WESTERLY LINE OF SAID G.W. WATSON SURVEY, A-908, SHELBY COUNTY, TEXAS, AND BEING A NWC OF A CALLED 197 ACRE TRACT DESCRIBED IN DEED FROM J.S.K. FOWLER AND OTHERS TO CLEVE FOWLER, DATED DECEMBER 30, 1929, RECORDED IN VOL. 144, PAGE 549, DEED RECORDS, SHELBY COUNTY, TEXAS, AND ALSO BEING IN THE EASTERLY LINE OF A CALLED 36.76 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM GLADYS WEST TO FRED N. BORDERS AND WIFE, LINDA C. BORDERS, DATED JANUARY 30, 1979, RECORDED IN VOL. 554, PAGE 124, DEED RECORDS, SHELBY COUNTY, TEXAS; THENCE N. 29 DEG. 04 MIN. 21 SEC. E. WITH THE WEST LINE OF SAID CALLED 9.3035 ACRE TRACT (CALLED N. 29 DEG. 08 MIN. 21 SEC. E.) AND WITH SAID EASTERLY LINE OF THE CALLED 36.76 ACRE TRACT, AND WITH SAID APPARENT WESTERLY LINE OF THE G.W. WATSON SURVEY AND SAID EASTERLY LINE OF THE W.H. WATSON SURVEY, A DISTANCE OF 860.16 FT., TO A CONCRETE MONUMENT FOUND LEANING AT THE NWC OF SAID CALLED 9.3035 ACRE TRACT AND BEING THE SWC OF A CALLED 2.44 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM JAMES FRANK BURROWS AND WIFE, EVA BURROWS, TO BARBARA LIVINGSTON DATED SEPTEMBER 30, 1999, RECORDED IN VOL. 867, PAGE 188, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS; THENCE S. 88 DEG. 13 MIN. 49 SEC. E. WITH THE NORTH LINE OF SAID CALLED 9.3035 ACRE TRACT (CALLED S. 88 DEG. 09 MIN. 49 SEC. E.), AND THE SOUTH LINE OF SAID CALLED 2.44 ACRE TRACT, A DISTANCE OF 300.06 FT., TO A 1/2 INCH IRON ROD FOUND FOR THE NEC OF SAID CALLED 9.3035 ACRE TRACT AND BEING THE NWC OF A CALLED 2.00 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM MICHAEL GROGAN AND WIFE, CAROLYNNE GROGAN, TO KEITH JEFFERSON AND WIFE, JILL JEFFERSON DATED JANUARY 3, 2012, RECORDED UNDER DOCUMENT NO. 2012000025, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS;

THENCE S. 09 DEG. 15 MIN. 31 SEC. W. WITH THE NORTHERLY EAST LINE OF SAID CALLED 9.3035 ACRE TRACT (CALLED S. 09 DEG. 19 MIN. 46 SEC. W.) AND THE WEST LINE OF SAID CALLED 2.00 ACRE TRACT, PASSING AT A DISTANCE OF 211.48 FT, THE SWC OF SAID CALLED 2.00 ACRE TRACT AND BEING THE NWC OF A CALLED 3.201 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM MICKEY MILLER AND WIFE, CHALEE MILLER, TO G. KEITH JEFFERSON AND WIFE, L. JILL JEFFERSON, DATED FEBRUARY 13, 2007 RECORDED IN VOL. 1075, PAGE 735 OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N. 88 DEG. 49 MIN. 46 SEC. W. 0.47 FT., AND CONTINUING WITH SAID EAST LINE OF THE CALLED 9.3035 ACRE TRACT AND THE WEST LINE OF SAID CALLED 3.201 ACRE TRACT FOR A TOTAL DISTANCE OF 460.78 FT., (CALLED 460.68 FT.) TO A 1/2 INCH IRON ROD FOUND (BENT) FOR THE NORTHERLY SEC OF SAID CALLED 9.3035 ACRE TRACT AND THE WESTERLY SWC OF SAID CALLED 3.201 ACRE TRACT AND BEING IN THE NORTH LINE OF A CUL-DE-SAC AND ACCESS EASEMENT DESCRIBED AS 'TRACT NO. 2" IN SAID WARRANTY DEED WITH VENDOR'S LIEN FROM KIMBERLY A. STOVALL TO JAMES D. JACOBS AND WIFE, ASHLIE M. RAYMOND, DATED FEBRUARY 25, 2010, AND RECORDED UNDER DOCUMENT NO. 2010002300, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, AND BEING IN A CURVE TO THE LEFT; THENCE IN A SOUTHERLY DIRECTION WITH SAID CUL-DE-SAC AND A CURVE TO THE LEFT HAVING A RADIUS OF 75.23 FT., (CALLED 75.00 FT.) A CENTRAL ANGLE OF 179 DEG. 50 MIN. 57 SEC., AND ARC LENGTH OF 236.16 FT., AND A CHORD BEARING S. 09 DEG. 20 MIN. 38 SEC. W., AND DISTANCE OF 150.47 FT., TO THE SOUTHERLY NEC OF SAID CALLED 9.3035 ACRE TRACT AND BEING IN THE WEST LINE OF THE REMAINDER OF A CALLED 18-5/8 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM GENE BRYAN TO MALCOLM WEAVER, DATED DECEMBER 23, 1966, RECORDED IN VOL. 448, PAGE 588, DEED RECORDS, SHELBY COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N. 09 DEG. 38 MIN. 27 SEC. E. 0.53 FT.; THENCE S. 09 DEG. 38 MIN. 27 SEC. W. WITH THE SOUTHERLY EAST LINE OF SAID CALLED 9.3035 ACRE

T. In

TRACT (CALLED S. 09 DEG. 43 MIN. 24 SEC. W.) A DISTANCE OF 406.77 FT., (CALLED 406.28 FT.) TO A 1/2 INCH IRON ROD FOUND FOR THE SEC OF SAID 9.3035 ACRE TRACT AND BEING IN THE NORTH LINE OF A CALLED 6.51 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM JOSH WINDHAM AND WIFE, JONI WINDHAM, TO JOSE M. SOLIS AND MAYRA MENDOZA, DATED MAY 2, 2009, RECORDED UNDER DOCUMENT NO. 2009003868, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS; THENCE N. 64 DEG. 35 MIN. 51 SEC. W. WITH THE SOUTH LINE OF SAID CALLED 9.3035 ACRE TRACT (CALLED N 64 DEG. 31 MIN. 42 SEC. W.) AND WITH SAID NORTH LINE OF THE CALLED 6.81 ACRE TRACT THEN CONTINUING ON WITH THE NORTH LINE OF SAID CALLED 197 ACRE TRACT, A DISTANCE OF 610.19 FT., (CALLED 610.00 FT.) TO THE POINT OF BEGINNING, CONTAINING 9.3026 ACRES OF LAND, MORE OR LESS. BEARING ORIENTATION BASED ON A PORTION OF THE EAST MARGIN OF A 50 FT., ACCESS EASEMENT HAVING A BEARING OF S. 09 DEG. 56 MIN. 03 SEC. W. AS DESCRIBED IN DEED RECORDED IN VOL. 1042, PAGE 381, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, AND AS SHOWN ON THE UNRECORDED MAP OR PLAT OF GREEN ACRES SUBDIVISION. SURVEYED BY WILLIAM B. CONNOLLY, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, NO. 5313, ON JULY 2, 2014.

SECOND TRACT: BEING AN ACCESS EASEMENT, PART OF THE G.W. WATSON SURVEY, A-909, SHELBY COUNTY, TEXAS, AND BEING DESCRIBED IN THE WARRANTY DEED FROM KIMBERLY A. STOVALL, A FEME SOLE, TO JAMES D. JACOBS AND WIFE, ASHLEY M. RAYMOND, DATED FEBRUARY 25, 2010, RECORDED UNDER INSTRUMENT NO. 2010002300, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 3/4 INCH IRON ROD FOUND FOR THE SWC OF THE ABOVE REFERENCED 18-5/8 ACRE TRACT, ON THE WBL OF THE G.W. WATSON SURVEY A-909, SAME BEING THE EAST LINE OF THE W.H. WATSON SURVEY A-908 AND BEING THE NWC OF A TRACT OF LAND CONVEYED BY J.S.K. FOWLER ET AL TO CLEVE FOWLER BY DEED DATED DECEMBER 30, 1929, RECORDED IN VOL. 144, PAGE 549, DEED RECORDS OF SHELBY COUNTY, TEXAS; THENCE S. 54 DEG. 31 MIN. 42 SEC. E. FOR A DISTANCE OF 610.00 FEET TO THE SEC OF A TRACT OF LAND CONVEYED BY MALCOLM WEAVER ET UX TO JENNENE GARRETT BY CORRECTION DEED DATED OCTOBER 17, 1993, RECORDED IN VOLUME 803, PAGE 753 SAID RECORDS; THENCE N. 09 DEG. 43 MIN. 24 SEC. E. WITH THE EAST LINE OF THE SAID GARRETT TRACT A DISTANCE OF 482.28 FEET TO A RADIAL POINT OF A 75' RADIUS CUL-DE-SAC AND BEING THE POINT OF BEGINNING, THE SAID EASEMENT BEING 25 FT. ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: THENCE S. 74 DEG. 43 MIN. 20 SEC. E FOR A DISTANCE OF 433.41 FEET; THENCE N. 10 DEG. 00 MIN. 03 SEC. E. FOR A DISTANCE OF 1059.62 FEET TO THE CENTER LINE OF FARM ROAD 414, AND BEING THE POINT OF ENDING.

THIRD TRACT: BEING THAT CERTAIN EASEMENT PROPERTY DESCRIBED AS A CUL-DE-SAC AS DESCRIBED IN THE EASEMENT AGREEMENT FROM MALCOLM WEAVER AND OTHERS TO JAMES D. JACOBS AND WIFE, ASHLIE M. RAYMOND JACOBS, DATED AUGUST 27, 2014, TO BE FILED IN THE OFFICE OF THE COUNTY CLERK, SHELBY COUNTY, TEXAS.

Reported Address: 2338 FM 414, CENTER, TX 75935

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.

Current Beneficiary: Wells Fargo Bank, NA

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of February, 2017

Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: Front steps of the Shelby County Courthouse located at 200 San Augustine Street, Center, Texas 75935 in Shelby County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Shelby County Commissioner's Court.

Substitute Trustee(s): Sheryl LaMont, Robert LaMont, David Sims, Sharon St. Pierre, Harriett Fletcher, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Matthew Wolfson, Chris Demarest, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 Sheryl LaMont, Robert LaMont, David Sims, Sharon St. Pierre, Harriett Fletcher, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Matthew Wolfson, Chris Demarest, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 Trustee;

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. Sheryl LaMont, Robert LaMont, David Sims, Sharon St. Pierre, Harriett Fletcher, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Matthew Wolfson, Chris Demarest, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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,

Buckley Madole, P.C.


1-13-17