

24-030 FC

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: 04/21/2008
Grantor(s): JOE LAND, MARRIED & JANICE LAND, MARRIED
Original Mortgagee: WALTER MORTGAGE COMPANY
Original Principal: \$41,200.00
Recording Information: Instrument 2008004516
Property County: Shelby
Property: (See Attached Exhibit "A")
Reported Address: 1078 COUNTY ROAD 2050, CENTER, TX 75935

FILED FOR RECORD
SHELBY COUNTY, TEXAS
2024 DEC 30 PM 1:41
JENNIFER L. FOUNTAIN
COUNTY CLERK
BY _____ DEPUTY

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, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X
Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of February, 2025
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(s) is/are no longer the area(s) designated by the Shelby County Commissioner's Court, at the area most recently designated by the Shelby 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 Sheryl LaMont, Robert LaMont, Sharon St. Pierre, Allan Johnston or Ronnie Hubbard, 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. Sheryl LaMont, Robert LaMont, Sharon St. Pierre, Allan Johnston or Ronnie Hubbard, 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): Sheryl LaMont, Robert LaMont, Sharon St. Pierre, Allan Johnston or Ronnie Hubbard, 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 December 30, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Shelby County Clerk and caused it to be posted at the location directed by the Shelby County Commissioners Court.

By: Sharon St. Pierre

Exhibit "A"

A 1.06 ACRE TRACT OF LAND IN A 3.2034 ACRE TRACT, AS RECORDED IN VOLUME 870, PAGE 271, OF THE DEED RECORDS, Z.C. WALKER SURVEY, ABSTRACT NUMBER 757, SHELBY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
START AT THE MOST NORTHERLY CORNER OF THE SAID 3.2034 ACRE TRACT WHICH IS IN THE WESTERLY RIGHT-OF-WAY LINE OF THE ATCHESON TOPEKA AND SANTA FE RAILROAD, THENCE S 13 DEGREES 40' W, 180.00 FEET, WITH THE NORTHWESTERLY LINE OF THE SAID 3.2034 ACRE TRACT, TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED 1.06 ACRE TRACT OF LAND;
THENCE, CONTINUE S 13 DEGREES 40' W, 200.00 FEET, WITH THE SAID NORTHWESTERLY LINE OF THE SAID 3.2034 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED 1.06 ACRE TRACT OF LAND;
THENCE, S 74 DEGREES 30' 17" E, 312.12 FEET, TO A POINT IN THE WESTERLY LINE OF THE SAID ATCHESON TOPEKA AND SANTA FE RAILROAD, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 1.06 ACRE TRACT OF LAND;
THENCE, N 25 DEGREES 00' W, 262.87 FEET, WITH THE SAID WESTERLY LINE OF THE SAID ATCHESON TOPEKA AND SANTA FE RAILROAD, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 1.06 ACRE TRACT OF LAND;
THENCE, N 74 DEGREES 30' 17" W, 147.89 FEET, TO THE TRUE POINT OF BEGINNING, CONTAINING 1.06 ACRES OF LAND MORE OR LESS.

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