

16-054
08/15/2016 10:22:32 AM Total Pages: 3 Fee: 5.00
Debbie Hollan, County Clerk - Waller County, TX

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/01/1999
Grantor(s): JOHN E. ANDERSON JOINED HEREIN PRO FORMA BY SPOUSE KATHY F. ANDERSON
Original Mortgagee: CRESTAR MORTGAGE CORPORATION
Original Principal: \$131,400.00
Recording Information: Book 0623 Page 527 Instrument 994144
Property County: Waller
Property:

TOGETHER WITH THAT ONE CERTAIN MANUFACTURED HOME DESCRIBED AS FOLLOWS:
MANUFACTURER: BELMONT HOMES, INC.
SERIAL NUMBER: MSB993270SM41569
MODEL DESIGNATION: GLENWOOD GLENWOOD GW 389
SIZE: 32 X 66
YEAR: 1999

BEING A 10.017 ACRE TRACT OF LAND COMPRISED OF LOTS 9 AND 8 OF PENICK FARMS SOUTH SECTION, AN UNRECORDED SUBDIVISION OUT OF THE S.P.R.R. CO. SURVEY, ABSTRACT 261 SECTION 1, PETER B. NORTON SURVEY A-231, AND THE M. ULLMAN SURVEY, A-392, IN WALLER COUNTY, TEXAS, AND BEING OUT OF AN ORIGINAL CALLED 200.00 ACRES DESCRIBED IN DEED DATED MARCH 1, 1999 FROM MARY ELLEN SPAFFORD KRUGER ET AL, TO MILLENIUM INTERESTS, LTD., RECORDED IN VOLUME 612 AT PAGE 53 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS AND BEING OUT OF A CALLED 691.049 ACRE TRACT RECORDED IN VOLUME 521, PAGE 175 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PENICK FARMS SOUTH SECTION, SAME BEING THE SOUTHEAST CORNER OF LOT 1, PENICK FARMS SOUTH SECTION SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 200.00 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 612, PAGE 53 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, SAME BEING IN THE NORTH RIGHT-OF-WAY LINE OF POHL ROAD, A PUBLIC ROAD;
THENCE SOUTH 89 DEGREES 52 MINUTES 03 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID POHL ROAD AND THE SOUTH LINE OF LOTS 1,2,3,4,5,6 AND 7, A DISTANCE OF 1,046.92 FEET TO A 5/8 INCH IRON ROD SET FOR THE COMMON SOUTH CORNER OF LOTS 7 AND 8 FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;
THENCE SOUTH 89 DEGREES 52 MINUTES 03 SECONDS WEST, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID POHL ROAD AND THE SOUTH LINE OF LOTS 8 AND 9, A DISTANCE OF 299.12 FEET TO A 5/8 INCH IRON ROD SET FOR THE COMMON SOUTH CORNER OF LOTS 9 AND 10 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE NORTH 11 DEGREES 51 MINUTES 12 SECONDS WEST, ALONG THE COMMON LINES OF LOTS 9 AND 10, A DISTANCE OF 1,337.89 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE NORTH 89 DEGREES 52 MINUTES 03 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOTS 8 AND 9, A DISTANCE OF 367.05 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE SOUTH 08 DEGREES 58 MINUTES 40 SECONDS EAST, ALONG THE COMMON LINE OF LOTS 7 AND 8, A DISTANCE OF 1,325.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.017 ACRES (436,338 SQUARE FEET) OF LAND.

Reported Address: 31330 POHL ROAD, WALLER, TX 77484

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.
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of September, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale:

AT THE FOYER AT THE SOUTH ENTRANCE TO THE COURTHOUSE in Waller County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Waller County Commissioner's Court.

Substitute Trustee(s): Megan L. Randle-Bender, Evan Press, Amy Bowman, Reid Ruple, Matthew Wolfson, David Russell, Dann Porter, Chris Demarest, Kelley Burns, Tanya Graham, Daniel Willsie, Leb Kemp, Traci Yeaman, Wes Wheat, Dana Denen, Cindy Denen, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, 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 Megan L. Randle-Bender, Evan Press, Amy Bowman, Reid Ruple, Matthew Wolfson, David Russell, Dann Porter, Chris Demarest, Kelley Burns, Tanya Graham, Daniel Willsie, Leb Kemp, Traci Yeaman, Wes Wheat, Dana Denen, Cindy Denen, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, 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 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. Megan L. Randle-Bender, Evan Press, Amy Bowman, Reid Ruple, Matthew Wolfson, David Russell, Dann Porter, Chris Demarest, Kelley Burns, Tanya Graham, Daniel Willsie, Leb Kemp, Traci Yeaman, Wes Wheat, Dana Denen, Cindy Denen, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, 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.



FILED AND RECORDED

Instrument Number: 16-054

Filing and Recording Date: 08/15/2016 10:22:32 AM Pages: 3 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Kim Imhoff, Deputy

Returned To: