

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 01/26/2009
Grantor(s): LOY MAC-KEY JESSIE AND JACK ALLEN JESSIE, WIFE AND HUSBAND
Original Mortgage: WELLS FARGO BANK, N.A.
Original Principal: \$285,000.00
Recording Information: Book 1387 Page 597 Instrument 00360894
Property County: Leon
Property:
TRACT TWENTY-FIVE (25), CONTAINING 5-443 ACRES OF LAND, MORE OR LESS, IN GRANT LAND COMPANY, SECTION II, A RURAL SUBDIVISION IN AMONG OTHER SURVEYS, THE DANIEL FRISMAN SURVEY, A-267, IN LEON COUNTY, TEXAS AS SHOWN BY SURVEY PLAT RECORDED IN VOLUME 4, PAGE 52 OF THE MAP/PLAT RECORDS, LEON COUNTY, TEXAS.
Reported Address: 6276 COUNTY RD 363, JEWETT, TX 75846

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.
Current Mortgagee: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Current Beneficiary: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of July, 2019
Time of Sale: 12:00 PM or within three hours thereafter.
Place of Sale: AT THE SOUTH DOOR OF THE DISTRICT COURT BUILDING in Leon County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Leon County Commissioner's Court.
Substitute Trustee(s): Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Michael Burns, Sammy Hooda, 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 Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Michael Burns, Sammy Hooda, 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. Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Michael Burns, Sammy Hooda, 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,

Bonial & Associates, P.C.

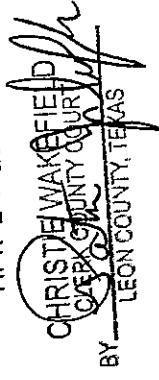


Sharon St. Pierre 4-15-19

FILED

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APR 15 2019

CHRISTE WAKEFIELD
CLERK, COUNTY COURT
BY 
LEON COUNTY, TEXAS