

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:	09/21/2005	
Grantor(s):	SHARON L. ROSE (SINGLE)	
Original Mortgagee:	WALTER MORTGAGE COMPANY	
Original Principal:	\$63,700.00	
Recording Information:	Book 924 Page 335 Instrument 20057219	Filed for Record in:
Property County:	Robertson	Robertson County
Property:	(See Attached Exhibit "A")	On: Aug 27, 2020 at 04:17P
Reported Address:	4474 WINDING RD, HEARNE, TX 77859	By: Traci Woodall

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, for Mid-State Trust XI
Mortgage Servicer:	Shellpoint Mortgage Servicing
Current Beneficiary:	U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI
Mortgage Servicer Address:	55 Beattie Place, Suite 110, Greenville, SC 29601

SALE INFORMATION:

Date of Sale:	Tuesday, the 6th day of October, 2020
Time of Sale:	11:00 AM or within three hours thereafter.
Place of Sale:	AT THE SOUTH DOOR ON THE FIRST FLOOR OF THE COURTHOUSE in Robertson County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Robertson County Commissioner's Court, at the area most recently designated by the Robertson 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 Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, Michael Burns, Tori Jones, 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. Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, Michael Burns, Tori Jones, 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.

Substitute Trustee(s): Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, Michael Burns, Tori Jones, or Suzanne Suarez, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Pete Florez whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 8-27-20 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Robertson County Clerk and caused it to be posted at the location directed by the Robertson County Commissioners Court.

By: Pete Florez

Exhibit "A"

METES AND BOUNDS DESCRIPTION OF 1.0000 ACRE TRACT - ROBERT AND MELISSA MITCHELL:

A TRACT OR PARCEL OF LAND CONTAINING 1.0000 ACRE OUT OF THE NORTHERLY PORTION OF 11.723 ACRE TRACT LOT 9 OF CHIMNEY HOLLOW SUBDIVISION IN ROBERTSON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 145 OF THE MAP RECORDS OF ROBERTSON COUNTY, TEXAS SAID 1.0000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING AT A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF LOT 10 AND THE NORTHWESTERLY CORNER OF LOT 9 OF SAID SUBDIVISION AS DELINEATED ON PLAT RECORDED IN VOLUME 2, PAGE 145 OF THE ROBERTSON COUNTY MAP RECORDS;

THENCE SOUTH 69 DEGREES 41 MINUTES 19 SECONDS WEST WITH THE NORTHWESTERLY LINE OF SAID SUBDIVISION AND SAID LOT 9 A DISTANCE OF 60.00 FT. TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED ROBERT MITCHELL 1.0000 ACRE TRACT;

THENCE SOUTH 20 DEGREES 18 MINUTES 04 SECONDS EAST PERPENDICULAR TO THE AFOREMENTIONED LINE A DISTANCE OF 208.71 FT. TO A 3/8 INCH IRON ROD SET AT THE SOUTHEAST CORNER MARKING A RE-ENTRANT CORNER OF SAID REMAINDER 9.723 ACRES;

THENCE SOUTH 69 DEGREES 41 MINUTES 19 SECONDS WEST PARALLEL TO THE NORTH BOUNDARY LINE OF SAID LOT 9 A DISTANCE OF 208.71 FT. TO A 3/8 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 1.0000 ACRE TRACT MARKING A RE-ENTRANT CORNER OF SAID 9.723 ACRE TRACT;

MELISSA MITCHELL AND SERVANDO AND TAMMY PERALES 1.0000 ACRE TRACTS AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF SAID ROBERT AND MELISSA MITCHELL 1.0000 ACRE TRACT BEING LOCATED NORTH 69 DEGREES 41 MINUTES 19 SECONDS EAST A DISTANCE OF 64.62 FT. FROM A 3/8 INCH IRON ROD PREVIOUSLY SET AT THE SOUTHWEST CORNER OF SAID MITCHELL TRACT;

THENCE NORTH 88 DEGREES 24 MINUTES 11 SECONDS EAST WITH THE CENTERLINE OF THE HEREIN DESCRIBED 30 FOOT INGRESS EGRESS EASEMENT SEGMENT NO. 1 A DISTANCE OF 233.32 FT. TO AN ANGLE POINT;

THENCE SOUTH 73 DEGREES 01 MINUTES 46 SECONDS EAST A DISTANCE OF 205.15 FT. TO AN ANGLE POINT;

THENCE NORTH 76 DEGREES 29 MINUTES 49 SECONDS EAST A DISTANCE OF 299.11 FT. TO AN ANGLE POINT AND SOUTH 01 DEGREES 59 MINUTES 06 SECONDS EAST A DISTANCE OF 182.80 FT. TO THE PLACE OF BEGINNING AND BEING KNOWN AS SEGMENT NO. 1.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254