

16-0035 FC

Notice of Substitute Trustee's Sale

Date: 14 November, 2016

FILED FOR RECORD
2016 NOV 14 AM 11 37

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services COUNTY, TEXAS
Note: Note dated May 6, 2013 in the original principal amount of \$127,449.00

Deed of Trust

Date: May 6, 2013
Grantor: Mary L. McCollister
Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services

JENNIFER L. FOUNTAIN
COUNTY CLERK

Recording information: Clerk's File No. 2013002063, of the Official Public Records of Real Property of **Shelby County**, Texas

Property: A 0.561-acre lot, tract or parcel of land, situated in the NANCY BEATY SURVEY, ABSTRACT NO. 76, Shelby County, Texas, and being part of that tract of land conveyed to Huel Michael Barton, et ux, and recorded in Volume 619, Page 428, of the Deed Records, Shelby County, Texas, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Substitute Trustee's Name: Brent A. Lane, Sheryl LaMont, Robert LaMont or Allan Johnston, any to act
Substitute Trustee's Address: 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)

County: Shelby
Date of Sale (first Tuesday of month): January 3, 2017
Time of Sale: 1:00 pm - 4:00 pm

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Brent A. Lane, Sheryl LaMont, Robert LaMont or Allan Johnston, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

By: Sheryl LaMont
Brent A. Lane, Sheryl LaMont, Robert LaMont or Allan Johnston, any to act

Law Office of Beard & Lane, P.C. - (281) 897-8848

Enclosure Services

EXHIBIT A

A 0.561-acre lot, tract or parcel of land, situated in the NANCY BEATY SURVEY, ABSTRACT NO. 76, Shelby County, Texas, and being part of that tract of land conveyed to Huel Michael Barton, et ux, and recorded in Volume 619, Page 428, of the Deed Records, Shelby County, Texas, and being more fully described as follows:

BEGINNING at a 1/2 inch iron rod found in the West margin of FM 699 a distance of 40 ft., from its centerline, the most Northerly SEC of a 15.582 acre tract described in a Deed to John T. Bell recorded in Vol. 631, Page 627, Deed Records, Shelby County, Texas, and the NEC hereof;

THENCE S. 88 deg. 00 min. 15 sec. W. along a line of said 15.582 acre tract, (bearing basis) a distance of 137.43 feet to a 1/2 inch iron rod found for the northwest corner hereof;

THENCE S. 12 deg. 38 min. 24 sec. W. along the Bells East line a distance of 210.37 ft., to a 1/2 inch iron rod found for the southwest corner hereof;

THENCE N. 61 deg. 49 min. 23 sec. E. with the North line of a 0.84 acre tract set out in Vol. 668, Page 443, of said Records, a distance of 212.44 feet to a 1/2 inch iron rod found in the West margin of FM 699;

THENCE N 02 deg. 01 min. 23 sec. W. along the West margin of FM 699 a distance of 109.82 ft., to the Point of Beginning, having an area of 24457.36 square feet, 0.561 acre.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Allison Harbison

Allison Harbison, County Clerk
Shelby County, Texas



May 14, 2013 02:18:40 PM

FEE: \$96.00

2013002063

16-00367C

Notice of [Substitute] Trustee Sale
FILED FOR RECORD
SHELBY COUNTY, TEXAS

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.

1. **Date, Time, and Place of Sale.**

BY _____ DEPUTY

Date: 01/03/2017

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: **Shelby County Courthouse, 200 San Augustine, Center, TX 75935 - THE AREA WITHIN 100 FEET OF THE SOUTHEASTERN FRONT DOOR OF THE COURTHOUSE PROVIDED FOR THE HOLDING OF DISTRICT COURT OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 310 N. Center Street, Tenaha, TX 75974

2. **Terms of Sale:** Cash

3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/29/2008 and recorded 09/15/2008 in Document 2008009654, Book --- Page --- and Non-HAMP Loan Modification Agreement between Vernon Washington and Mortgage Electronic Registration Systems, Inc., recorded 11/30/2012, in Instrument No. 2012006480 and Lost Note Modification Affidavit dated 02/05/2010 recorded 03/01/2010 in Instrument No. 2010002378 real property records of Shelby County, Texas, with Vernon Washington and Latoria Washington, husband and wife grantor(s) and Alacrity Lending Company, as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary .

4. **Appointment of Substitute Trustee:** The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. **Obligation Secured:** Deed of Trust or Contract Lien executed by Vernon Washington and Latoria Washington, husband and wife securing the payment of the indebtedness in the original principal amount of **\$200,159.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **Ocwen Loan Servicing, LLC** is the current mortgagee of the note and the deed of trust or contract lien.

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

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Notice of [Substitute] Trustee Sale

7. Property to be sold: The property to be sold is described as follows:

All that certain tract or parcel of land situated in Shelby County, Texas in the Sarah Hughes Survey A-314, and being out of and part of blocks 54, 55 and 56 of the Town of Tenaha, Texas, described in a General Warranty Deed from Ladora Thompson to Kimberly Capucine Young dated January 22, 1990, recorded in Volume 704, Page 703 of the Deed Records of said county and is further described by metes and bounds as follows, to-wit:

BEGINNING at an 1/2" iron rod with cap set for the Southeast corner of this tract and a 20.00' wide road easement and for the Southwest corner of Cortnez lot recorded in Volume 813, Page 430 of the Deed Records of said county in the North right of way line of Highway #59, a k a North Center Street, from which an 1/2" iron rod with cap stamped "R P L S #5813" found for the Southeast corner of Cortnez lot brs North 39 degrees 45 minutes 09 seconds East 105.00";

THENCE South 39 degrees 45 minutes 09 seconds West 105.00' to an 1/2" iron rod with cap set for the Southwest corner of this tract in the North right of way line of said highway and in the East right of way line of Woods Street per deed Volume 704, Page 703 of the Deed Records of said county;

THENCE North 31 degrees 41 minutes 51 seconds West 325.21' to an 1/2" iron rod with cap set for the Northwest corner of this out and for the Southwest corner of a 0.598 acre tract surveyed this day in said right of way line from which an 1/2" iron rod with cap set for the Northwest corner of said 0.598 acre brs North 31 degrees 41 minutes 51 seconds West 197.83';

THENCE North 71 degrees 40 minutes 44 seconds East 126.38' to an 1/2" iron rod with cap set for the Northeast corner of this tract and a 20.00' wide road easement and for the Southeast corner of said 0.598 acre tract in the West boundary line of said Cortnez lot;

THENCE South 26 degrees 36 minutes 15 seconds East 263.61' to the Point of Beginning, containing 0.750 acres of land, more or less.

Mobile Home info:

Model: BLUEBONNET BB006D

YEAR: 2008

HUD N0#: NTA1481613/14

SERIAL NO#: IPTX13723ATX/IPTX13723BTX

SIZE: 15.0 x 74.0 15. X 74.0

8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936

Notice of [Substitute] Trustee Sale

9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee, or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

Date: November 8, 2016

Stephanie Spurlock, Laterrika Thompson, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, - Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

Amy Bowman, Reid Ruple, Kathleen Adkins, Kristie Alvarez, Julian Perrine, Doug Woodard, Allan Johnston, ~~LaMont~~ Robert Lamont, David Sims, Sharon St.Pierre, Harriett Fletcher, Aurora Campos, Ramiro Cuevas, Matthew Wolfson, Frederick Britton, Evan Press, Chris Demarest, Kelley Burns, Tanya Graham, Daniel Willisie, Chance Oliver, Max Murphy or Bret Allen- Substitute Trustee(s)

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

01-20-2016

16-0037 FC

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

FILED FOR RECORD

Date: 09/16/2002
Grantor(s): ROBERT AGNEW, A SINGLE PERSON
Original Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; SOLELY AS NOMINEE FOR BSM FINANCIAL, L.P. DBA BANK SOURCE MORTGAGE, ITS SUCCESSORS AND ASSIGNS \$76,125.00
Original Principal: JENNIFER L. FOUNTAIN
Recording Information: Book 950 Page 319 Instrument 2002-5502 COUNTY CLERK
Property County: Shelby
Property: BY _____ DEPUTY
 SHELBY COUNTY, TEXAS

BEING 1.17 ACRES PART OF THE D.T.F. YORDT SURVEY A-830, SHELBY COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN THE WARRANTY DEED FROM JOHNNIE AGNEW AND WIFE, OMIE AGNEW TO ROBERT AGNEW, JERRY AGNEW AND BECKY LAGRONE DATED APRIL 19, 1984, RECORDED IN VOL. 636, PAGE 52, DEED RECORDS SHELBY COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE APPARENT CENTERLINE OF CR 4530 AT ITS INTERSECTION WITH THE PROJECTION OF A FENCE WE FOUND ON THE RECOGNIZED EBL OF THE ROBERT AGNEW ET AL CALLED 9.0 ACRE TRACT IN THE D.T.F. YORDT SURVEY A-830, SHELBY COUNTY, TEXAS, DESCRIBED IN DEED RECORDED IN VOL. 636, PAGE 52, SHELBY COUNTY DEED RECORDS, SAID POINT BEING THE RECOGNIZED SEC OF SAID AGNEW TRACT AND THE RECOGNIZED SWC OF THE GEORGE BOWERS TRACT DESCRIBED IN DEED RECORDED IN VOL. 393, PAGE 521, SHELBY COUNTY DEED RECORDS; THENCE N 46 DEG. 42 MIN. 15 SEC. W ALONG THE APPARENT CENTERLINE OF CR 4530 A DISTANCE OF 300.00 FT. TO A NAIL WE SET FOR THE SWC OF THIS TRACT; THENCE N 53 DEG. 48 MIN. 55 SEC. E INTO THE AFOREMENTIONED AGNEW TRACT AT 12.75 FT. PASSING A 2" ANGLE IRON WE SET AS REFERENCE AND CONTINUING TO A TOTAL DISTANCE OF 299.43 FEET TO A 1" PIPE WE SET; THENCE S 67 DEG. 15 MIN. 57 SEC. E A DISTANCE OF 37.88 FT. TO A ½" PIPE WE SET IN AN OLD FENCE WE FOUND ON THE RECOGNIZED EBL OF THE AFOREMENTIONED AGNEW TRACT AND THE RECOGNIZED WBL OF THE AFOREMENTIONED BOWERS TRACT; THENCE S 09 DEG. 00 MIN. 00 SEC. W ALONG THE AFOREMENTIONED FENCE A DISTANCE OF 372.457 FT. TO THE PLACE OF BEGINNING AND CONTAINING 1.17 ACRES OF LAND, MORE OR LESS.

667 COUNTY ROAD 4530, TENAHA, TX 75974

Reported Address:

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgage: 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 6th day of December, 2016
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, 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 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, 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. 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, 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.

Sherry LaMont
11-14-16