



UG-165-2018-2792

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/15/2005
Grantor(s): SHIELA JOHNSON A SINGLE WOMAN
Original Mortgagee: FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN
Original Principal: \$140,800.00
Recording Information: Book 05 787 Page 713 Instrument 2005005541
Property County: Chambers
Property:

FIELD NOTES OF A 1.000 ACRE TRACT OF LAND SITUATED IN THE W.D. SMITH SURVEY, ABSTRACT NO. 23, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A 3.190 ACRE TRACT OF LAND CONVEYED TO SHELIA JOHNSON BY SOUTHERN EXECUTIVE MANAGEMENT, INC. IN DEED DATED JULY 14, 2003, AND RECORDED IN VOLUME 637 AT PAGE 631 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, AND A PART OF THE RESIDUE OF LOT 18 OF THE JOHN BEAZLEY SUBDIVISION, RECORDED IN VOLUME 2 AT PAGE 43 OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS. THIS 1.000 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

NOTE: BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE EAST LINE OF SAID 3.190 ACRE TRACT OF LAND. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMANYING THIS METES AND BOUNDS DESCRIPTION. BEGINNING AT AN "X" FOUND IN CONCRETE FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND, THE NORTHEAST CORNER OF SAID 3.190 ACRE TRACT, THE NORTHEAST CORNER SAID RESIDUE OF LOT 18, AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE MCKINNEY ROAD, 60 FOOT RIGHT-OF-WAY, AND THE WEST RIGHT-OF-WAY LINE OF OCEAN DRIVE, 60 FOOT RIGHT-OF-WAY. THENCE SOUTH 13 DEGREES 12'00" WEST WITH THE EAST LINE OF THIS TRACT OF LAND, THE EAST LINE OF SAID 3.190 ACRE TRACT, THE EAST LINE OF SAID RESIDUE OF LOT 18 AND THE WEST RIGHT-OF-WAY LINE OF OCEAN DRIVE A DISTANCE OF 171.29 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND.

THENCE NORTH 76 DEGREES 48'00" WEST WITH THE SOUTH LINE OF THIS TRACT OF LAND, OVER AND ACROSS SAID 3.190 ACRE TRACT AND RESIDUE OF LOT 18 A DISTANCE OF 342.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND, IN THE WEST LINE OF SAID 3.190 ACRE TRACT AND IN A CURVE TO THE RIGHT IN THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 2354, 120 FOOT RIGHT-OF-WAY.

THENCE IN A NORTHERLY DIRECTION WITH THE WEST LINE OF THIS TRACT OF LAND, THE WEST LINE OF SAID 3.190 ACRE TRACT AND SAID RESIDUE OF LOT 18, THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 2354 AND SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEGREES 45'18", A RADIUS OF 2804.79 FEET, AN ARC LENGTH OF 85.91 FEET, A CHORD BEARING OF NORTH 16 DEGREES 26'19" EAST AND A CHORD LENGTH OF 85.91 FEET TO A POINT IN CONCRETE FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND, THE NORTHWEST CORNER OF SAID 3.190 ACRE TRACT, THE NORTHWEST CORNER OF SAID RESIDUE OF LOT 18, IN THE SOUTH RIGHT-OF-WAY LINE OF MCKINNEY ROAD. FROM THIS CORNER AN "X" IN CONCRETE FOUND BEARS NORTH 06 DEGREES 10'58" EAST A DISTANCE OF 0.11 FEET.

THENCE NORTH 88 DEGREES 58'00" EAST WITH THE NORTH LINE OF THIS TRACT OF LAND AND THE NORTH LINE OF SAID 3.190 ACRE TRACT, THE NORTH LINE OF SAID RESIDUE OF LOT 18, AND THE SOUTH RIGHT-OF-WAY LINE OF MCKINNEY ROAD A DISTANCE OF 347.82 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN SAID BOUNDARIES 1.000 ACRES OF LAND, MORE OR LESS.

Reported Address: 120 MCKINNEY RD, BAYTOWN, TX 77520

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2005-FF8, Mortgage Pass-Through Certificates, Series 2005-FF8
Mortgage Servicer: Specialized Loan Servicing LLC
Current Beneficiary: Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2005-FF8, Mortgage Pass-Through Certificates, Series 2005-FF8

Mortgage Servicer Address: 8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of September, 2018
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: INSIDE THE COURTHOUSE ON THE EASTERN-MOST STEPS OF THE SECOND LEVEL (MIDDLE FLOOR) in Chambers County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Chambers County Commissioner's Court.

Substitute Trustee(s): Tommy Jackson, Ron Harmon, Tiffany Beggs, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Reva Rouchon-Harris, Renee Thomas, Renee Speight, Ian Moser, Gilbert Arsiaga, Margie Allen, Kyle Barclay, Crystal Arsiaga, Carolyn Ciccio, Michael Burns, Elizabeth Hayes, Marilyn Jones, 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 Tommy Jackson, Ron Harmon, Tiffany Beggs, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Reva Rouchon-Harris, Renee Thomas, Renee Speight, Ian Moser, Gilbert Arsiaga, Margie Allen, Kyle Barclay, Crystal Arsiaga, Carolyn Ciccio, Michael Burns, Elizabeth Hayes, Marilyn 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. Tommy Jackson, Ron Harmon, Tiffany Beggs, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Reva Rouchon-Harris, Renee Thomas, Renee Speight, Ian Moser, Gilbert Arsiaga, Margie Allen, Kyle Barclay, Crystal Arsiaga, Carolyn Ciccio, Michael Burns, Elizabeth Hayes, Marilyn 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.

Very truly yours,

Tommy Jackson
Bonial & Associates, P.C.

FILED FOR RECORD IN:
Chambers County
On: 8/14/2018 1:13:06 PM
Doc Number: 2018 - 2792
Number of Pages: 2
Amount: 10.00
Order#: 20180814000025
By: LB



Heather H. Hawthorne, County Clerk

Recorded: *Leslie Borne*