

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: 03/28/2019
Grantor(s): CHRISTOPHER DIETRICH AND RYAN DIETRICH, HUSBAND AND WIFE.
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GOLDWATER BANK, N.A., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$225,834.00
Recording Information: Instrument 2019-140970 ; re-recorded under Instrument 2019-140993
Property County: Chambers
Property: (See Attached Exhibit "A")
Reported Address: 3212 HANKAMER LOOP, HANKAMER, TX 77560

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 NATIONAL ASSOCIATION
Mortgage Servicer: U.S. Bank National Association
Current Beneficiary: U.S. BANK NATIONAL ASSOCIATION
Mortgage Servicer Address: 4801 Frederica Street, Owensboro, KY 42301

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of May, 2023
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(s) is/are no longer the area(s) designated by the Chambers County Commissioner's Court, at the area most recently designated by the Chambers 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

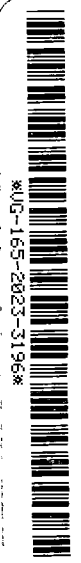
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Jami Hutton, Aleena Litton, Alexis Banks, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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. Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Jami Hutton, Aleena Litton, Alexis Banks, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Olan, Matthew Hansen, Jami Hutton, Aleena Litton, Alexis Banks, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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 Keafa Smith whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 3-23-13 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Chambers County Clerk and caused it to be posted at the location directed by the Chambers County Commissioners Court.

By: Keafa Smith

Exhibit "A"

TRACT I

LEGAL DESCRIPTION 10.0000 ACRES
H.&T.C.R.R. SURVEY, A-122
CHAMBERS COUNTY, TEXAS

A TRACT OR PARCEL CONTAINING 10.0000 ACRES (435,600 SQUARE FEET) SITUATED IN THE H.&T.C.R.R. SURVEY, A-122, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 14.43 ACRE TRACT CONVEYED FROM WILLIAM HENDERSON TO JOHN AND PEGGY SMART AND IN CORRECTION DEED RECORDED IN VOLUME 1228, PAGE 281, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 10.0000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

BEGINNING AT A 1 1/2 INCH IRON PIPE FOUND IN THE WEST RIGHT OF WAY LINE OF HANKAMER LOOP (80 FOOT RIGHT OF WAY) FOR THE NORTHEAST CORNER OF THE REMAINDER OF THE JOHN HENDERSON CALLED 38.70 ACRE TRACT DESCRIBED IN VOLUME 748, PAGE 319 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE SOUTHEAST CORNER OF SAID CALLED 14.43 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 54 MINUTES 18 SECONDS WEST, ALONG THE NORTH LINE OF SAID THE JOHN HENDERSON CALLED 38.70 ACRE TRACT AND THE HANKAMER CALLED 18.457 ACRE TRACT RECORDED IN VOLUME 1336, PAGE 529, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, A DISTANCE OF 1077.14 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF A 4.4243 ACRE TRACT CALLED TRACT II SURVEYED THIS DAY AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 05 MINUTES 42 SECONDS WEST, ALONG THE EAST LINE OF SAID 4.4243 ACRE TRACT CALLED TRACT II SURVEYED THIS DAY, OVER AND ACROSS SAID CALLED 14.43 ACRE TRACT, A DISTANCE OF 403.49 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE SOUTH LINE OF THE WILLIAM HENDERSON CALLED 14.05 ACRE TRACT, CALLED TRACT 7 RECORDED IN VOLUME 1567, PAGE 232, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, FOR THE NORTHEAST CORNER OF SAID 4.4243 ACRE TRACT CALLED TRACT II SURVEYED THIS DAY AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 26 MINUTES 47 SECONDS EAST, ALONG THE SOUTH LINE OF SAID WILLIAM HENDERSON CALLED 14.05 ACRE TRACT, CALLED TRACT 7 AND THE NORTH LINE OF SAID CALLED 14.43 ACRE TRACT, A DISTANCE OF 1139.24 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF SAID HANKAMER LOOP, FOR THE SOUTHEAST CORNER OF SAID WILLIAM HENDERSON CALLED 14.05 ACRE TRACT, CALLED TRACT 7, AND BEING THE NORTHEAST CORNER OF SAID CALLED 14.43 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE WEST RIGHT OF WAY LINE OF SAID HANKAMER LOOP AND ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT, WHICH HAS A RADIUS OF 921.95 FEET, A CENTRAL ANGLE OF 21 DEGREES 08 MINUTES 27 SECONDS, A LENGTH OF 340.18 FEET AND A CHORD BEARING SOUTH 07 DEGREES 45 MINUTES 46 SECONDS WEST, 338.25 FEET TO A 1 INCH IRON PIPE FOUND FOR THE END OF SAID CURVE;

THENCE SOUTH 04 DEGREES 40 MINUTES 04 SECONDS EAST, CONTINUING ALONG THE WEST RIGHT OF WAY LINE OF SAID HANKAMER LOOP, A DISTANCE OF 60.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.0000 ACRES OF LAND, MORE OR LESS.

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

FILED FOR RECORD IN:
Chambers County
On: 3/23/2023 10:20:00 AM
Doc Number: 2023-3196
Number of Pages: 3
Amount: 10.00
Order#: 20230323000019
By: TW



Heather H. Hawthorne, County Clerk

Recorded: Walker