

**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:** 11/06/2020  
**Grantor(s):** CHARLES STEWART, A SINGLE MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$255,192.00  
**Recording Information:** Instrument 2020-160627  
**Property County:** Chambers  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 405 N MAIN ST, ANAHUAC, TX 77514

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Rocket Mortgage, LLC f/k/a Quicken Loans, LLC  
**Mortgage Servicer:** Rocket Mortgage, LLC  
**Current Beneficiary:** Rocket Mortgage, LLC f/k/a Quicken Loans, LLC  
**Mortgage Servicer Address:** 1050 Woodward Ave., Detroit, MI 48226

**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, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, 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, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, 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, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, 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 Stephanie Hernandez, whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 5/2/13 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: Stephanie Hernandez

Exhibit "A"

A TRACT OR PARCEL CONTAINING 1.1278 ACRES (49,127 SQUARE FEET) OF LAND SITUATED IN THE CHARLES WILLCOX 2/3 LEAGUE, ABSTRACT NO. 303, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF LOTS 1 AND 2 AND ALL OF LOTS 3, 4, AND 5 OF THE ORIGINAL ANAHUAC TOWNSITE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME B, PAGE 23 OF THE MAP RECORDS OF CHAMBERS COUNTY, AND BEING THAT SAME CALLED 1.13 ACRE TRACT CONVEYED FROM THE U. S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ABFC 2006-HEI TRUST TO RICHARD LANCASTER, AND RECORDED IN VOLUME 1478, PAGE 711 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 1.1278 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 IN THE CENTERLINE OF NORTH MAIN STREET (80 FOOT RIGHT OF WAY), FOR THE SOUTHEAST CORNER OF THE ALLEN HEAD CALLED 1.670 ACRE TRACT DESCRIBED IN VOLUME 1467, PAGE 297 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBER COUNTY, BEING THE SOUTHWEST CORNER OF SAID CALLED 1.13 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 48 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF SAID ALLEN HEAD CALLED 1.670 ACRE TRACT, PASS AT 40.00 FEET A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID NORTH MAIN STREET, PASS AT 262.80 FEET A 5/8 INCH IRON ROD FOUND AT THE BLUFF BANK FOR REFERENCE, IN ALL A TOTAL DISTANCE OF 589.66 FEET TO A POINT IN LAKE ANAHUAC AND THE SOUTH LINE OF THE CHAMBERS-LIBERTY COUNTIES NAVIGATION DISTRICT CALLED 4,905.34 ACRE TRACT DESCRIBED IN VOLUME 149, PAGE 308 OF THE DEED RECORDS OF CHAMBERS COUNTY, FOR THE NORTHEAST CORNER OF SAID ALLEN HEAD CALLED 1.670 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF SAID CALLED 1.13 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 60 DEGREES 58 MINUTES 02 SECONDS EAST, ALONG THE SOUTH LINE OF SAID CHAMBERS-LIBERTY COUNTIES NAVIGATION DISTRICT CALLED 4,905.34 ACRE TRACT, A DISTANCE OF 89.20 FEET TO A POINT FOR NORTHWEST CORNER OF THE OCTAVIA STANLEY CALLED 1.286 ACRE TRACT, DESCRIBED IN VOLUME 171, PAGE 227 OF THE DEED RECORDS OF CHAMBERS COUNTY, AND BEING THE NORTHEAST CORNER OF SAID CALLED 1.13 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 48 MINUTES 35 SECONDS EAST, ALONG THE WEST LINE OF SAID OCTAVIA STANLEY CALLED 1.286 ACRE TRACT, PASS AT 304.80 FEET A 1 INCH IRON PIPE FOUND AT THE BLUFF BANK FOR REFERENCE, PASS AT 587.87 FEET A 5/8 INCH CAPPED IRON ROD SET IN THE NORTH RIGHT OF WAY LINE OF SAID NORTH MAIN STREET, IN ALL A TOTAL DISTANCE OF 627.87 FEET TO THE SOUTHWEST CORNER OF SAID OCTAVIA STANLEY CALLED 1.286 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF SAID CALLED 1.13 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 19 MINUTES 45 SECONDS WEST, ALONG THE CENTERLINE OF SAID NORTH MAIN STREET, A DISTANCE OF 80.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.1278 ACRES OF LAND, MORE OR LESS. AND BEING THE SAME PROPERTY CONVEYED TIMOTHY CWICK AND SANDRA CWICK RECORDED IN/UNDER CLERK'S FILE NO. 2018135825 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS.

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

**FILED FOR RECORD IN:**  
Chambers County  
On: 3/2/2023 10:00:53 AM  
Doc Number: 2023-3182  
Number of Pages: 3  
Amount: 10.00  
Order#: 20230302000015  
By: TW



Heather H. Hawthorne, County Clerk

Recorded: Walker