

**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:** 03/10/2009  
**Grantor(s):** CLARENCE RONALD HENDERSON, A SINGLE PERSON AND STANLEY RICHARD HENDERSON, A SINGLE PERSON  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$448,500.00  
**Recording Information:** Book 895 Page 752 Instrument 00002153  
**Property County:** Walker  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 50 VICK RD, NEW WAVERLY, TX 77358

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Nationstar Mortgage LLC d/b/a Champion Mortgage Company  
**Mortgage Servicer:** Nationstar Mortgage LLC d/b/a Champion Mortgage Company  
**Current Beneficiary:** Nationstar Mortgage LLC d/b/a Champion Mortgage Company  
**Mortgage Servicer Address:** 8950 Cypress Waters Blvd., Coppell, TX 75019

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of March, 2020  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE EAST ENTRANCE AND ADJACENT AREA, SECOND FLOOR OF THE WALKER COUNTY COURTHOUSE, 1100 UNIVERSITY AVENUE in Walker County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Walker 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 Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Michael Burns, Bradley Conway, 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. Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Michael Burns, Bradley Conway, 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):** Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act.

**Certificate of Posting**

I am Sharon St. Pierre whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on February 10, 2020 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Walker County Clerk and caused it to be posted at the location directed by the Walker County Commissioners Court.

By: Sharon St. Pierre  
Sharon St. Pierre 02-10-2020

**Exhibit "A"**

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN WALKER COUNTY, TEXAS OUT OF THE JAMES MOORE SURVEY, ABSTRACT NO. 397 AND BEING ALL THAT CERTAIN CALLED 2.08 ACRE TRACT CONVEYED TO STANLEY RICHARD HENDERSON, ET AL IN THE DOCUMENT RECORDED IN VOLUME 795 ON PAGE 58 OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 5/8" IRON PIN FOUND FOR THE SOUTHEAST CORNER OF THE AFORESAID REFERRED TO 2.08 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 4.00 ACRE TRACT CONVEYED TO DENNIS E. COLEMAN, ET UX IN THE DOCUMENT RECORDED IN VOLUME 515 ON PAGE 16 OF THE SAID OFFICIAL RECORDS;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 2.08 ACRE TRACT AND THE SAID 4.00 ACRE TRACT, S 82 DEGREES 03' 00" W, AT 536.76 FEET PASS ON LINE A 5/8" IRON PIN FOUND FOR REFERENCE, AT 555.06 FEET A POINT WITHIN VICK ROAD, THE SOUTHWEST CORNER OF THE SAID 2.08 ACRE TRACT AND THE NORTHWEST CORNER OF THE SAID 4.00 ACRE TRACT ON THE 8TH BOUNDARY LINE OF A CALLED 33.62 ACRE TRACT-TRACT TWO CONVEYED TO DONALD VICK IN THE DOCUMENT RECORDED IN VOLUME 569 ON PAGE 667 OF THE SAID OFFICIAL RECORDS;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 2.08 ACRE TRACT AND THE SAID 33.62 ACRE TRACT, WITHIN VICK ROAD, N 07 DEGREES 54' 48" W AT 100.02 FEET A 60D NAIL FOR THE NORTHWEST CORNER OF THE SAID 2.08 ACRE TRACT, FROM WHICH A 3/4" IRON PIPE BEARS N 56 DEGREES 55' 21" E 19.41 FEET;

THENCE, ALONG THE NORTHWEST BOUNDARY LINE OF THE SAID 2.08 ACRE TRACT, N 57 DEGREES 58' 11" E, AT 29.96 FEET PASS ON LINE A 5/8" IRON PIN FOUND FOR REFERENCE, AT 396.47 FEET A 5/8" IRON PIN FOUND FOR THE NORTH CORNER OF THE SAID 2.08 ACRE TRACT;

THENCE, ALONG THE NORTHEAST BOUNDARY LINE OF THE SAID 2.08 ACRE TRACT, S 44 DEGREES 21' 15" E AT 325.26 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 2.083 ACRES OF LAND, MORE OR LESS, OF WHICH 0.06 ACRE LIES WITHIN VICK ROAD.

THE BEARINGS FOR THIS TRACT ARE BASED ON THE SOUTH BOUNDARY LINE OF THE SAID 2.08 ACRE TRACT.

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