

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

AUG 09 2018

**DEED OF TRUST INFORMATION:**

MARK STAPLES  
County Clerk, Anderson County, Texas  
AND WIFE CM Deputy

**Date:** 11/25/2009  
**Grantor(s):** JOHN CHAMBERS AND VONDA CHAMBERS, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$81,150.00  
**Recording Information:** Book 2184 Page 0010 Instrument 0908382  
**Property County:** Anderson  
**Property:**

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND CONTAINING 7.61 ACRES, MORE OR LESS, LOCATED AND SITUATED IN THE J.T. MARTIN SURVEY, A-520, ANDERSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 7.61 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 1420 AT PAGE 172, DEED RECORDS OF ANDERSON COUNTY, TEXAS, SAID TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT AND THE ABOVE MENTIONED 7.61 ACRE TRACT; THENCE N 89 DEGREES 0'0" EAST 807.97 FEET TO A POINT IN THE CENTER LINE OF F.M. NO. 315 FOR THE NORTHEAST CORNER OF THIS TRACT; WITNESS: S. 89 DEGREES 0'0" WEST 32.93 FEET, A FOUND 1/2" IRON ROD; THENCE WITH SAID CENTER LINE S 09 DEGREES 45'00" WEST 303.54 FEET TO THE SOUTHEAST CORNER OF THIS TRACT; WITNESS S 69 DEGREES 08'00" WEST 37.60 FEET, A FOUND 1/2" IRON ROD; THENCE S 69 DEGREES 08'00" WEST 630.05 FEET TO A FOUND 1/2" IRON ROD FOR AN ANGLE CORNER OF THIS TRACT; THENCE N 83 DEGREES 54'00" WEST 172.98 FEET TO A SET 3/8" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N 00 DEGREES 30'00" EAST 491.12 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.61 ACRES OF LAND, MORE OR LESS, OF WHICH 0.23 OF AN ACRE LIES WITHIN A PUBLIC ROAD.

**Reported Address:** 18409 S. HWY 315, PALESTINE, TX 75803

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** MTGLQ Investors, LP  
**Mortgage Servicer:** Rushmore Loan Management Services LLC  
**Current Beneficiary:** MTGLQ Investors, LP  
**Mortgage Servicer Address:** Customer Service Department, PO Box 55004, Irvine, CA 92619

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of November, 2018  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** AT THE STEPS ON THE EAST SIDE OF THE COURTHOUSE in Anderson County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Anderson County Commissioner's Court.

**Substitute Trustee(s):** Patrick Zwiers, Kristopher Holub, Darla Boettcher, Shawn Schiller, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, Ronnie Hubbard, Jon Howell, Susan Swindle, Bobby Howell, 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 Patrick Zwiers, Kristopher Holub, Darla Boettcher, Shawn Schiller, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, Ronnie Hubbard, Jon Howell, Susan Swindle, Bobby Howell, 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. Patrick Zwiers, Kristopher Holub, Darla Boettcher, Shawn Schiller, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, Ronnie Hubbard, Jon Howell, Susan Swindle, Bobby Howell, 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,   
Bonial & Associates, P.C.