

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 04/26/2005
Grantor(s): ROGER WILSON JR, AND WIFE, KANDE WILSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$51,500.00
Recording Information: Book 01320 Page 00058 Instrument 05003242
Property County: Freestone
Property:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SIMON SANCHEZ SURVEY, ABSTRACT 28, FREESTONE COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN 9.45 ACRE TRACT DESCRIBED AS FIRST TRACT OF SHARE NO. 2 SET APART TO CORA WOODARD ET AL, IN A DECREE OF PARTITION, IN CAUSE NO. 1022-A, STYLED F.E. HILL VS. CORA WOODARD ET AL, DATED AUGUST 27, 1937, IN THE 77TH DISTRICT COURT OF FREESTONE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, KNOWN AS TRACT 3-B, SAME BEING THE EAST CORNER OF ANOTHER 0.672 ACRE TRACT KNOWN AS TRACT 2-B, SAME BEING IN THE NORTHEAST LINE OF SAID 9.45 ACRE TRACT, AND BEING SOUTH 31 DEGREES 01'04" EAST, 227.82 FEET FROM THE NORTH CORNER OF SAID 9.45 ACRE TRACT, AND BEING ON THE NORTHEAST MARGIN OF COUNTY ROAD 309; THENCE, SOUTH 31 DEGREES 01'04" EAST, WITH THE NORTHEAST LINE OF SAID 9.45 ACRE TRACT, A DISTANCE OF 113.91 FEET TO A 1/2" IRON ROD SET FOR THE EAST CORNER OF SAID TRACT 3-B, SAME BEING THE NORTH CORNER OF ANOTHER 0.672 ACRE TRACT KNOWN AS TRACT 4-B, SAME BEING IN THE NORTHEAST MARGIN OF SAID COUNTY ROAD 309; THENCE, SOUTH 69 DEGREES 26'11" WEST, A DISTANCE OF 261.44 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTH CORNER OF SAID TRACT 3-B, SAME BEING THE WEST CORNER OF SAID TRACT 4-B, SAME BEING IN THE NORTHEAST LINE OF A 1.176 ACRE TRACT KNOWN AS TRACT 4-A; THENCE, NORTH 31 DEGREES 01'04" WEST, WITH THE NORTHEAST LINE OF SAID TRACT 4-A, A DISTANCE OF 113.91 FEET TO A 1/2" IRON ROD FOUND FOR THE WEST CORNER OF SAID TRACT 3-B, SAME BEING THE SOUTH CORNER OF SAID TRACT 2-B; THENCE, NORTH 69 DEGREES 26'11" EAST, WITH THE SOUTHEAST LINE OF SAID TRACT 2-B, A DISTANCE OF 261.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.672 ACRE OF LAND, BEING THE SAME TRACT DESCRIBED IN A WARRANTY DEED FROM L.S. OWENS ET AL TO DAVID WOODARD, DATED MARCH 2, 1977, AND RECORDED IN VOLUME 498, PAGE 710, OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS.

Reported Address: RR 1 BOX 708, OAKWOOD, TX 75855

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: The Bank of New York Mellon FKA The Bank of New York as trustee for the certificateholders of the CWABS Inc., Asset- Backed, Series 2005-4

Mortgage Servicer: Ditech Financial LLC

Current Beneficiary: The Bank of New York Mellon FKA The Bank of New York as trustee for the certificateholders of the CWABS Inc., Asset- Backed, Series 2005-4

Mortgage Servicer Address: 3000 Bayport Drive, Suite 880, Tampa, FL 33607

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of June, 2017

Time of Sale: 11:00AM or within three hours thereafter.

Place of Sale: AT THE FRONT STEPS AT THE SOUTH ENTRANCE OF THE COURTHOUSE in Freestone County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Freestone County Commissioner's Court.

Substitute Trustee(s): Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Lori Garner, Ronnie Hubbard, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Lori Garner, Ronnie Hubbard, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, Lori Garner, Ronnie Hubbard, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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,

Buckley Madole, P.C.



AFFIDAVIT OF POSTING

THE STATE OF TEXAS

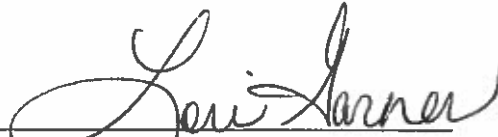
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COUNTY OF FREESTONE

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Pursuant to the applicable provisions of Texas law, I, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Lori Gamer, Ronnie Hubbard, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack on the 24th day of April, 2017, on behalf of and at the specific instruction and request of The Bank of New York Mellon FKA The Bank of New York as trustee for the certificateholders of the CWABS Inc., Asset- Backed, Series 2005-4 did file a Notice of Trustees Sale with the County Clerk of Freestone County, Texas and did post a like Notice at the designated location at the Courthouse of Freestone County, Texas. The land described in the Notice of Trustee's Sale is located in Freestone County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: 4-24, 2017.



Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Lori Gamer, Ronnie Hubbard, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Lori Garner, Ronnie Hubbard, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she posted and filed this notice in accordance with the requirements of the Texas Property Code and the applicable security instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 24th day of April, 2017.


Notary Public in and for the State of Texas

My commission expires: 9-6-2018



Exhibit "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SIMON SANCHEZ SURVEY, ABSTRACT 28, FREESTONE COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN 9.45 ACRE TRACT DESCRIBED AS FIRST TRACT OF SHARE NO. 2 SET APART TO CORA WOODARD ET AL, IN A DECREE OF PARTITION, IN CAUSE NO. 1022-A, STYLED F.E. HILL VS. CORA WOODARD ET AL, DATED AUGUST 27, 1937, IN THE 77TH DISTRICT COURT OF FREESTONE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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Return to: Buckley Madole, P.C. , 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Apr 24, 2017 AT 11:46A
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 141114
By: Charlotte McCarthy, Deputy