

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: April 23, 2005
Grantor(s): Nicole Johnson (single)
Original Mortgagee: Jim Walter Homes, Inc.
Original Principal: \$93,870.00
Recording Information: Book 746, Page 110
Property County: Trinity
Property:

BEING a 60-foot by 100-foot parcel of land out of the G.W. Wilson Survey, Trinity County, Texas, and made out of the Alfred Williams fifteen (15) acre tract in said survey, lying and being situated about 3/4 mile northwest of the town of Trinity, Texas and more particularly described as follows: COMMENCING at the southeast corner of Elizabeth Walker's one (1) acres tract, being the same southwest corner of a one and one-sixth (1-1/6) acre tract described in a deed from Alfred Williams to Willie Greno and Birda Greno dated August 8, 1944 and recorded in Volume 102, Page 162 of the deed Records of Trinity County, Texas.

THENCE East along the south boundary line of the said Greno Tract, a distance of 61-feet for a point for corner and the PLACE OF BEGINNING;

THENCE North parallel to the west boundary line of the said Greno tract, a distance of 100-feet to a point for corner;

THENCE East parallel to the north boundary line of the said Greno tract, a distance of 60-feet to a point for corner;

THENCE South parallel to the West boundary line of the said Greno tract, a distance of 100-feet to a point for corner in the South boundary line of the Greno tract;

THENCE West along the south boundary line of the said Greno tract, a distance of 60-feet to the PLACE OF BEGINNING.

Property Address: 106 Barker Street
Trinity, TX 75862

MORTGAGE SERVICING INFORMATION:

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

FILED
at 3:20 o'clock P M
MAR 15 2022
DMARITA BERGMAN
COUNTY CLERK TRINITY CO., TEXAS
BY *[Signature]*

Current Mortgagee: **U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Capital Corporation 2005-1 Trust**
Mortgage Servicer: **Shellpoint Mortgage Servicing**
Mortgage Servicer **55 Beattie Place, Suite 100 MS 561**
Address: **Greenville, SC 29601**

SALE INFORMATION:

Date of Sale: **April 5, 2022**
Time of Sale: **1:00 PM or within three hours thereafter.**
Place of Sale: **The front center steps of the Courthouse building located on Highway 287 in Groveton, Trinity County, TX or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: **Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, or Michael J. Burns, Vrutti Patel, or Jonathan Smith any to act**
Substitute Trustee Address: **5501 LBJ Freeway, Suite 925**
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com