

4

**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: 11/22/2008  
Grantor(s): KENNETH L. JACKSON, MARRIED & RENARDA JACKSON, MARRIED  
Original Mortgagee: WALTER MORTGAGE COMPANY  
Original Principal: \$59,500.00  
Recording Information: Instrument 200816115  
Property County: Bastrop  
Property: (See Attached Exhibit "A")  
Reported Address: 445 B HWY 95 SOUTH, ELGIN, TX 78621

**MORTGAGE SERVICING INFORMATION:**

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

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  
Current Beneficiary: 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 Address: 55 Beattie Place, Suite 110, Greenville, SC 29601

**SALE INFORMATION:**

Date of Sale: Tuesday, the 1st day of March, 2022  
Time of Sale: 10:00AM or within three hours thereafter.  
Place of Sale: AT THE NORTH DOOR OF THE BASTROP COUNTY COURTHOUSE, 803 PINE STREET, BASTROP, TEXAS in Bastrop County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Bastrop County Commissioner's Court, at the area most recently designated by the Bastrop 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 Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr, Braden Barnes, Carlos Hernandez-Vivoni, or Tori Jones, 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. Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr, Braden Barnes, Carlos Hernandez-Vivoni, or Tori Jones, 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.

**FILED**

**JAN 27 2022**

**Krista Bartsch  
Bastrop County Clerk**

**8:23 Am**

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):** Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr, Braden Barnes, Carlos Hernandez-Vivoni, or Tori Jones, 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 Angela Zavala whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on Jan. 27, 2022 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Bastrop County Clerk and caused it to be posted at the location directed by the Bastrop County Commissioners Court.

By: Angela Zavala

**Exhibit "A"**

FIELD NOTES FOR 2.798 ACRES OF LAND OUT OF THE RICHARD YOUNG 1/3 LEAGUE SURVEY, A-373 IN BASTROP COUNTY, TEXAS AND BEING OUT OF A 4.135 ACRE TRACT CONVEYED TO ELSIE MAE PENSON IN VOLUME 217, PAGE 381 IN THE DEED RECORDS OF BASTROP COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
COMMENCING AT A 1/2 INCH STEEL PIN FOUND IN A FENCE CORNER ON THE EAST MARGIN OF HWY 95 AND BEING THE SOUTH CORNER OF A 4.135 ACRE TRACT CONVEYED TO ELSIE MAE PENSON IN VOLUME 217,  
PAGE 381 IN THE DEED RECORDS OF BASTROP COUNTY, TEXAS, THENCE WITH THE FENCE LINE ALONG THE SOUTH LINE OF SAID 4.135 TRACT, NORTH 30 DEGREES 37' 18" EAST FOR 364.85 FEET TO A 1/2 INCH STEEL PIN SET FOR THE SOUTH CORNER OF THIS TRACT AND THE POINT OF BEGINNING.  
THENCE WITH THE WEST LINE OF THE TRACT, NORTH 49 DEGREES 34' 31" WEST FOR 191.88 FEET TO A 1/2 INCH STEEL PIN SET IN A FENCE LINE ON THE NORTH LINE OF SAID 4.135 ACRE TRACT AND BEING THE WEST CORNER OF THIS TRACT;  
THENCE WITH THE FENCE LINE ALONG THE NORTH LINE OF SAID 4.135 ACRE TRACT, NORTH 30 DEGREES 06' 00" EAST FOR 628.84 FEET TO A 5/8 INCH STEEL PIN FOUND, BEING THE NORTH CORNER OF SAID 4.135 ACRE TRACT AND ALSO BEING THE NORTH CORNER OF THIS TRACT;  
THENCE WITH THE EAST LINE OF SAID 4.135 ACRE TRACT, SOUTH 58 DEGREES 26' 30" EAST FOR 190.00 FEET TO THE EAST CORNER OF SAID 4.135 ACRE TRACT AND ALSO BEING THE EAST CORNER OF THIS TRACT;  
THENCE WITH THE SOUTH LINE OF SAID 4.135 ACRE TRACT, SOUTH 30 DEGREES 12' 05" WEST FOR 658.39 FEET TO THE POINT OF BEGINNING.

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