

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/31/2014
Grantor(s): JENNIFER N ACOSTA, A SINGLE PERSON
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$88,369.00
Recording Information: Book 1223 Page 412
Property County: Milam
Property:

Filed 8 day of May
in 2018, At 11:20A M.
BARBARA VANSA
County Clerk, Milam County, Texas
By [Signature]
Deputy

BEING A ACRE TRACT OF LAND OUT OF THE W.W. LEWIS SURVEY, ABSTRACT NO. 30, MILAM COUNTY, TEXAS AND BEING ALL THAT CERTAIN 0.50 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROY ALAN PATTERSON AND ADDIE S. CAPPS, RECORDED IN VOLUME 872, PAGE 299, OF THE OFFICIAL PUBLIC RECORDS OF MILAM COUNTY, TEXAS, SAID 0.50 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED 0.50 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A CALLED 1.0 ACRE TRACT OF LAND TO ADOLPH VANSA, ET UX, (396/112), LOCATED IN THE WEST LINE OF N. AUSTIN AVENUE FOR THE NORTHEAST CORNER OF THIS;
THENCE ALONG THE EAST LINE OF SAID 0.50 ACRE TRACT, COMMON WITH THE WEST LINE OF SAID N. AUSTIN AVENUE, SOUTH 19 DEGREES 25 MINUTES 56 SECONDS WEST A DISTANCE OF 70.00 FEET TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF A CALLED 0.49 ACRE TRACT OF LAND TO TIMOTHY C. CHEATHAM, (895/525), FOR THE SOUTHEAST CORNER OF THIS;
THENCE DEPARTING SAID AVENUE AND ALONG THE SOUTH LINE OF SAID 0.50 ACRE TRACT OF LAND, COMMON WITH THE NORTH LINE OF SAID CHEATHAM TRACT, AND ALONG A FENCE LINE PART WAY NORTH 70 DEGREES 34 MINUTES 54 SECONDS WEST A DISTANCE OF 312.43 FEET TO A 3/8" IRON ROD FOUND BY A CORNER POST FOR THE SOUTHWEST CORNER OF THIS;
THENCE ALONG THE WEST LINE OF SAID 0.50 ACRE TRACT OF LAND, COMMON WITH THE EAST LINE OF TWO 2 ACRE TRACTS OF LAND TO LAWRENCE F. MUOCK, (349/185), AND ALONG A FENCE LINE, NORTH 19 DEGREES 33 MINUTES 14 SECONDS EAST A DISTANCE OF 69.99 FEET TO A 3/8" IRON ROD FOUND BY A CORNER POST AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED VANSA TRACT FOR THE NORTHWEST CORNER OF THIS;
THENCE ALONG THE NORTH LINE OF SAID 0.50 ACRE TRACT OF LAND, COMMON WITH THE SOUTH LINE OF SAID VANSA TRACT, AND ALONG A FENCE LINE PART WAY, SOUTH 70 DEGREES 35 MINUTES 00 SECONDS EAST A DISTANCE OF 312.28 FEET, (DEED CALL AND BEARING BASIS SOUTH 70 DEGREES 35 MINUTES EAST - 311.94 FEET), TO THE POINT OF BEGINNING, AND CONTAINING 0.50 ACRES OF LAND MORE OR LESS.

Reported Address: 2206 N AUSTIN AVE, CAMERON, TX 76520

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, NA.
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of May, 2018
Time of Sale: 12:00PM or within three hours thereafter.
Place of Sale: THE EAST DOOR OF THE MILAM COUNTY COURTHOUSE AT 107 WEST MAIN STREET IN CAMERON in Milam County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Milam County Commissioner's Court.

Substitute Trustee(s): Pete Florez, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, 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 Pete Florez, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, 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. Pete Florez, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, 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.