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

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

**DEED OF TRUST INFORMATION:**

Date: 09/08/2004  
Grantor(s): CLARA WILLIAMS, AN UNMARRIED WOMAN AND BEVERLY WILLIAMS, A MARRIED WOMAN AND WAYNE WILLIAMS, HER SPOUSE SIGNING PRO FORMA TO PERFECT LIEN ONLY  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SUPREME LENDING, A TEXAS CORPORATION, ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$72,659.00  
Recording Information: Book 1302 Page 0449 Instrument 08247  
Property County: Hill  
Property:

2010 AUG -2 A 9:02

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN THE CITY OF WHITNEY, TEXAS, BEING A PART OF BLOCK 66 OF THE ORIGINAL TOWN OF WHITNEY, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Y, PAGES 632-633, IN THE DEED RECORDS, HILL COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND DESCRIBED IN THE DEED FROM LEWIS N. CROW, ET AL, TO FLOYD J. REICH ET UX, RECORDED IN VOLUME 836, PAGE 635 IN THE OFFICIAL PUBLIC RECORDS, HILL COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR A CORNER, THE SOUTHWEST CORNER OF SAID REICH TRACT, THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO PERRY AUTEN RECORDED IN VOLUME 1166, PAGE 693 IN SAID OFFICIAL PUBLIC RECORDS AND LYING IN THE SOUTHERLY LINE OF BLOCK 66 AND LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF COLORADO STREET;

THENCE NORTH 66.00 FEET ALONG THE WEST LINE OF SAID REICH TRACT, THE EASTERLY RIGHT-OF-WAY LINE OF COLORADO STREET TO A 5/8 INCH IRON ROD SET FOR A CORNER;

THENCE WEST 138.64 FEET ALONG THE NORTHERLY LINE OF SAID REICH TRACT AND THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO DWAIN B. DANIEL, RECORDED IN VOLUME 518, PAGE 169, IN THE DEED RECORDS OF HILL COUNTY, TEXAS, TO A 5/8 INCH IRON ROD SET FOR A CORNER;

THENCE SOUTH 66.00 FEET ALONG THE EASTERLY LINE OF SAID REICH TRACT AND THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO JAMES M. ROOP, RECORDED IN VOLUME 913, PAGE 448, IN THE DEED RECORDS, HILL COUNTY, TEXAS, TO A 5/8 INCH IRON ROD SET FOR A CORNER, SAID CORNER BEARS WEST 6.25 FEET FROM A 1/2 INCH IRON ROD FOUND FOR A CORNER AT THE NORTHEAST CORNER OF SAID AUTEN TRACT;

THENCE WEST 138.64 FEET (BASIS OF BEARING) ALONG THE SOUTHERLY LINE OF BLOCK 66 AND THE NORTHERLY LINE OF SAID AUTEN TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.21 ACRES MORE OR LESS.

Reported Address: 900 N. COLORADO STREET, WHITNEY, TX 76692

**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 2nd day of October, 2018  
Time of Sale: 11:00 AM or within three hours thereafter.

Place of Sale: AT THE EAST DOOR OF THE COURTHOUSE in Hill County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hill County Commissioner's Court.

Substitute Trustee(s): Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Brewer, Stephan Rawlings, Diasha Perkins, Jason Brewer, Shawn Schiller, Michelle Schwartz, Russell Stockman, Cecil Kester, 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 Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Brewer, Stephan Rawlings, Diasha Perkins, Jason Brewer, Shawn Schiller, Michelle Schwartz, Russell Stockman, Cecil Kester, 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. Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Brewer, Stephan Rawlings, Diasha Perkins, Jason Brewer, Shawn Schiller, Michelle Schwartz, Russell Stockman, Cecil Kester, 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.