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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 02/28/2000
Grantor(s): CHAD A. WILLIAMS AND SPOUSE, JOANA WILLIAMS
Original Mortgagee: NORWEST MORTGAGE, INC.
Original Principal: \$46,900.00
Recording Information: Book 1057 Page 173 Instrument 001607
Property County: Hill
Property:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN SECTION 15 OF THE TYLER COUNTY SCHOOL LAND SURVEY, ABSTRACT 893, HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE FOR ALL PURPOSES.

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN SECTION 15 OF THE TYLER COUNTY SCHOOL LAND SURVEY, ABSTRACT 893, HILL COUNTY, TEXAS, BEING ALL OF LOT 3, AND PART OF LOTS 2 AND 4, BLOCK 6, OF THE ORIGINAL TOWN OF PENELOPE, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 75, PAGE 511 OF THE DEED RECORDS HILL COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO CHAD TAYLOR AND WIFE, TRACY TAYLOR, RECORDED IN VOLUME 760, PAGE 300 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON FOUND FOR A CONTROL MONUMENT FOR A CORNER LYING IN THE NORTH RIGHT OF WAY LINE OF OAK STREET, THE SOUTHWEST CORNER OF THE SAID TAYLOR TRACT, THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO NAOMIA SCOTT, RECORDED IN VOLUME 762, PAGE 332 OF THE DEED RECORDS OF HILL COUNTY, TEXAS;

THENCE NORTH 42 DEGREES 18 MINUTES 39 SECONDS EAST, 287.51 FEET ALONG THE WEST LINE OF THE SAID TAYLOR TRACT AND THE EAST LINE OF THE SAID SCOTT TRACT TO A 5/8 INCH IRON ROD FOUND FOR A CORNER LYING IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO ALBERT DUDIK, RECORDED IN VOLUME 677, PAGE 849 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, THE NORTHWEST CORNER OF THE SAID TAYLOR TRACT, THE NORTHEAST OF THE SAID SCOTT TRACT;

THENCE SOUTH 59 DEGREES 56 MINUTES 07 SECONDS EAST, 65.03 FEET ALONG THE NORTH LINE OF THE SAID TAYLOR TRACT, THE SOUTH LINE OF THE SAID DUDIK TRACT AND GENERALLY ALONG A FENCE TO A 5/8 INCH IRON ROD FOUND FOR A CORNER, THE NORTHEAST CORNER OF THE SAID TAYLOR TRACT, THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO THOMAS DWAYNE KOLAR AND WIFE, BARBARA JEAN KOLAR, RECORDED IN VOLUME 763, PAGE 272 OF THE DEED RECORDS OF HILL COUNTY, TEXAS;

THENCE SOUTH 18 DEGREES 26 MINUTES 09 SECONDS WEST, 249.73 FEET ALONG THE EAST LINE OF THE SAID TAYLOR TRACT AND THE WEST LINE OF THE SAID KOLAR TRACT TO A 5/8 INCH IRON ROD FOUND FOR A CONTROL MONUMENT AT A CORNER LYING IN THE NORTH RIGHT OF WAY LINE OF THE SAID OAK STREET, THE SOUTHEAST CORNER OF THE SAID TAYLOR TRACT, THE SOUTHWEST CORNER OF THE SAID KOLAR TRACT;

THENCE NORTH 71 DEGREES 35 MINUTES 15 SECONDS WEST (BASIS BEARINGS), 180.07 FEET ALONG THE NORTH RIGHT OF WAY LINE OF THE SAID OAK STREET AND THE SOUTH LINE OF THE SAID TAYLOR TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.73 ACRES OF LAND MORE OR LESS.

Reported Address: 110 OAK STREET, PENELOPE, TX 76676

MORTGAGE SERVICING INFORMATION:

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

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

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2019 FEB 21 P 12:32

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of April, 2019
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, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Denise Boerner, Michelle Schwartz, Kathy Arrington, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Denise Boerner, Michelle Schwartz, Kathy Arrington, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Denise Boerner, Michelle Schwartz, Kathy Arrington, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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.

