

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2018 DEC 27 A 11:28

DEED OF TRUST INFORMATION:

Date: 09/01/2009
Grantor(s): BRANDON KYLE WARD, SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$50,876.00
Recording Information: Book 1613 Page 79 Instrument 00030202
Property County: Hill
Property:

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING ALL OF LOTS 1, 2, 13, AND 14 AND A PART OF A 20 FOOT ALLEY, BLOCK 5 OF THE GREENWADE ADDITION TO THE CITY OF WHITNEY, HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 100, PAGE 633 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND INCLUDES ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM CAMELLIA ANNE TAYLOR TO HOSPICE OF THE HEART, INC. RECORDED IN VOLUME 1029, PAGE 314 AND ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM DAVID RIDLEHUBER ET UX, NANCY RIDLEHUBER TO HOSPICE OF THE HEART RECORDED IN VOLUME 1353, PAGE 329 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND AT THE INTERSECTION OF THE EAST LINE OF SOUTH BRAZOS STREET WITH THE SOUTH LINE OF ROBERT ROAD (20' ALLEY) FOR THE NORTHWEST CORNER OF SAID BLOCK 5, FOR THE NORTHWEST CORNER OF SAID LOT 1, AND FOR THE NORTHWEST CORNER OF THIS:

THENCE WITH THE SOUTH LINE OF ROBERT ROAD, EAST, AT 75.00 FEET PASSING A RAILROAD SPIKE FOUND IN THE WEST LINE OF A 20 FOOT ALLEY (NOT OPEN) FOR THE NORTHEAST CORNER OF SAID LOT 1, IN ALL A DISTANCE OF 170.00 FEET TO A COTTON SPINDLE SET IN THE WEST LINE OF SOUTH SAN JACINTO STREET FOR THE NORTHEAST CORNER OF SAID BLOCK 5, FOR THE NORTHEAST CORNER OF SAID LOT 14, AND FOR THE NORTHEAST CORNER OF THIS;

THENCE WITH THE WEST LINE OF SOUTH SAN JACINTO STREET, SOUTH 155.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 13 AND FOR THE SOUTHEAST CORNER OF THIS;

THENCE WEST, AT 95.00 FEET PASSING A 1/2" IRON ROD FOUND IN THE WEST LINE OF SAID ALLEY (NOT OPEN) FOR THE SOUTHEAST CORNER OF SAID LOT 2, IN ALL A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD FOUND IN THE EAST LINE OF SOUTH BRAZOS STREET FOR THE SOUTHWEST CORNER OF SAID LOT 2 AND FOR THE SOUTHWEST CORNER OF THIS;

THENCE WITH THE EAST LINE OF SOUTH BRAZOS STREET, NORTH 155.00 FEET TO THE PLACE OF BEGINNING CONTAINING 0.604 ACRES OF LAND.

Reported Address: A PLAT OF EVEN DATE ACCOMPANIES THESE FIELD NOTES.
218 SOUTH SAN JACINTO 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, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of March, 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): Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, 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 Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, 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. Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, 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.