

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/10/2015
Grantor(s): JAMES W HAND, JR AKA JAMES WESLEY HAND, JR AND TIFFANY A HAND, HUSBAND AND WIFE
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$200,300.00
Recording Information: Book 01661 Page 00253 Instrument 01502679 ; re-recorded under Book 01703 Page 00791 Instrument 01603624
Property County: Freestone
Property:

BEING 3.39 ACRES OF LAND SITUATED IN THE HENRY AWAIT SURVEY, ABSTRACT NO. 4, FREESTONE COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 3.39 ACRE TRACT DESCRIBED IN DEED FROM TERRACE J. SINDELAR ET UX TO JAMES WESLEY HAND, JR. ET UX, DATED JUNE 20, 2014, RECORDED IN VOLUME 1634, PAGE 313, OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS SAID TRACT TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD (FOUND) FOR CORNER, BEING IN THE NORTH RIGHT-OF-WAY OF FARM TO MARKET ROAD 833, BEING THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 3.39 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 10.00 ACRE TRACT DESCRIBED IN VOLUME 1406, PAGE 685;

THENCE WITH THE SOUTH BOUNDARY LINE OF SAID 3.39 ACRE TRACT AND WITH THE NORTH RIGHT-OF-WAY OF FARM TO MARKET ROAD 833 AS FOLLOWS; SOUTH 86 DEGREES 43' 54" WEST, FOR A DISTANCE OF 200.38 FEET, TO A 3/4" IRON PIPE (FOUND) FOR CORNER AND

NORTH 64 DEGREES 48' 26" WEST, FOR A DISTANCE OF 106.26 FEET, TO A 3/4" IRON PIPE (FOUND) FOR CORNER, BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 833 AND THE NORTHEAST RIGHT-OF-WAY OF HIGHWAY 75 AND BEING AN ANGLE CORNER OF SAID 3.39 ACRE TRACT;

THENCE NORTH 44 DEGREES 13' 06" WEST, FOR A DISTANCE OF 242.16 FEET, WITH THE NORTHEAST RIGHT-OF-WAY OF HIGHWAY 75 AND WITH THE WEST BOUNDARY LINE OF SAID 3.39 ACRE TRACT, TO A 1/2" IRON ROD (FOUND) FOR CORNER, BEING THE MOST WESTERLY NORTHWEST CORNER OF SAID 3.39 ACRE TRACT, FROM WHICH A 3/4" IRON PIPE (FOUND) AT AN EXTERIOR CORNER OF THAT CERTAIN CALLED 16.77 ACRE TRACT, RECORDED IN VOLUME 1263, PAGE 342, BEARS NORTH 44 DEGREES 14' 50" WEST, A DISTANCE OF 20.80 FEET;

THENCE WITH THE NORTH BOUNDARY LINE OF SAID 3.39 ACRE TRACT AS FOLLOWS;

NORTH 55 DEGREES 09' 16" EAST, FOR A DISTANCE OF 30.35 FEET, TO A 1/2" IRON ROD (FOUND) FOR CORNER,

NORTH 64 DEGREES 05' 12" EAST, FOR A DISTANCE OF 173.87 FEET, TO A 1/2" IRON ROD (FOUND) FOR CORNER;

NORTH 04 DEGREES 35' 14" EAST, FOR A DISTANCE OF 147.69 FEET, TO A 1/2" IRON ROD (FOUND) FOR CORNER, AND

NORTH 73 DEGREES 29' 22" EAST, FOR A DISTANCE OF 221.97 FEET, TO A 1/2" IRON ROD (FOUND) FOR CORNER, BEING THE NORTHEAST CORNER OF SAID 3.39 ACRE TRACT AND BEING IN THE WEST BOUNDARY LINE OF THE ABOVE MENTIONED 10.00 ACRE TRACT;

THENCE SOUTH 06 DEGREES 36' 18" EAST, FOR A DISTANCE OF 514.39 FEET, WITH THE EAST BOUNDARY LINE OF SAID 3.39 ACRE TRACT AND WITH THE WEST BOUNDARY LINE OF SAID 10.00 ACRE TRACT, BACK TO THE PLACE OF BEGINNING AND CONTAINING 3.39 ACRES OF LAND.

BEARING ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983, AS DERIVED FROM GPS OBSERVATIONS.

Reported Address: 778 STATE HIGHWAY 75 N, FAIRFIELD, TX 75840

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 3rd day of April, 2018

Time of Sale: 11:00AM or within three hours thereafter.

Place of Sale: AT THE FRONT STEPS AT THE SOUTH ENTRANCE OF THE COURTHOUSE in Freestone County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Freestone County Commissioner's Court.

Substitute Trustee(s): Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Lori Garner, Ronnie Hubbard, 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 Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Lori Garner, Ronnie Hubbard, 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. Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Lori Garner, Ronnie Hubbard, 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.

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Mar 08, 2018 AT 11:57A
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 145857
By: Charlotte McCarthy, Deputy