

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

**DEED OF TRUST INFORMATION:**

**Date:** 08/17/2012  
**Grantor(s):** GARY RUHMANN AND SPOUSE, JOY L RUSHMANN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GEORGETOWN MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$111,343.00  
**Recording Information:** Instrument 201205234  
**Property County:** Anderson  
**Property:**

ALL THAT CERTAIN TRACT OF LAND IN ANDERSON COUNTY, TEXAS, IN THE CITY OF PALESTINE, ANDERSON COUNTY, TEXAS, BEING THE WEST 40 FEET OF LOT 9, ALL OF LOT 10 AND THE EAST HALF OF LOT 11, BLOCK 18 MICHAUX PARK ADDITION AS DEPICTED ON PLAT RECORDED IN ENVELOPE 6-B OF THE ANDERSON COUNTY MAP RECORDS AND BEING THAT SAME TRACT IN DEED FROM A. L. RODQUEMORE TO LEROY C. COLEMAN DATED OCTOBER 31, 1947, RECORDED IN VOLUME 387, PAGE 315 OF THE ANDERSON COUNTY OFFICIAL PUBLIC RECORDS (O.P.R.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**FILED FOR RECORD**

at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

**AUG 02 2018**

**MARK STAPLES**  
County Clerk, Anderson County, Texas  
By \_\_\_\_\_ Deputy

BEGINNING AT A CHISELED "X" FOUND IN A CONCRETE RETAINING WALL IN THE NORTH LINE OF LOT 11 AND THE SOUTH RIGHT-OF-WAY LINE OF EAST LAMAR STREET, BEING THE NORTHEAST CORNER OF THE WEST HALF OF LOT 11 CONVEYED TO MILDRED F. COOK BY DEED RECORDED IN VOLUME 1577, PAGE 661 O.P.R.

THENCE; N 88 DEGREES 11' 26" E, WITH THE NORTH LINE OF LOTS 9, 10 AND 11 AND THE SOUTH RIGHT-OF-WAY LINE 115.08 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF LOT 9 MARKING THE NORTHWEST CORNER OF PART OF LOT 9 CONVEYED TO MICHAEL C. BICKHAM, ET UX BY DEED RECORDED IN VOLUME 2048, PAGE 196 O.P.R.

THENCE; S 01 DEGREES 58' 24" E, WITH THE WEST LINE OF THE BICKHAM TRACT 125.03 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF LOT 9 AND THE NORTH LINE OF A 15 FOOT WIDE ALLEY.

THENCE; S 88 DEGREES 09' 25" W, WITH THE SOUTH LINE OF LOTS 9, 10 AND 11 AND THE NORTH LINE OF THE ALLEY 115.08 FEET TO A 1/2" IRON ROD SET IN THE SOUTH LINE OF LOT 11 AT THE SOUTHEAST CORNER OF SAID COOK TRACT.

THENCE; N 01 DEGREES 58' 24" W, WITH THE EAST LINE OF THE COOK TRACT 125.10 FEET TO THE PLACE OF BEGINNING CONTAINING 0.330 ACRE.

**Reported Address:** 704 E LAMAR STREET, PALESTINE, TX 75801-3710

**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 4th day of September, 2018  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** AT THE STEPS ON THE EAST SIDE OF THE COURTHOUSE in Anderson County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Anderson 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, 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 Robert

LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Lori Garner, Ronnie Hubbard, 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. Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Lori Garner, Ronnie Hubbard, 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.

