

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
at 11:25 o'clock A.M.

DEED OF TRUST INFORMATION:

Date: 11/05/2007
Grantor(s): JOSE M AYALA-PORTILLO, A SINGLE PERSON
Original Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION
Original Principal: \$43,500.00
Recording Information: Book 2073 Page 0212 Instrument 0711603
Property County: Anderson
Property:

JUN 14 2018

MARK STAPLES
County Clerk, Anderson County, Texas
By _____ Deputy

ALL THAT CERTAIN TRACT OF LAND IN PALESTINE, ANDERSON COUNTY, TEXAS IN THE JOHN ARTHUR SURVEY, ABSTRACT 4, BEING THAT SAME TRACT DESCRIBED IN A TRUSTEE SALE TO THE UNITED STATES OF AMERICA RECORDED IN VOLUME 1374, PAGE 832 OF THE ANDERSON COUNTY LAND RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THIS TRACT IN THE WEST LINE OF SOUTH JACKSON STREET AT THE SOUTHEAST CORNER OF A LOT DESCRIBED IN VOLUME 929, PAGE 410 OF THE LAND RECORDS.

THENCE; S 12 DEGREES 21' 57" E, WITH THE WEST LINE OF SOUTH JACKSON STREET, 75.00 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, BLOCK 4 OF THE SOUTH JACKSON SUBDIVISION AS RECORDED IN ENVELOPE 192-B OF THE ANDERSON COUNTY MAP RECORDS, CALLED S 13 DEGREES 00' 00" E 75.00 FEET.

THENCE; S 75 DEGREES 59' 20" W, AT 109.06 FEET FOUND A 1/2" IRON ROD AT THE NORTHWEST CORNER OF LOT 1, BLOCK 4, A TOTAL DISTANCE OF 217.54 FEET TO A 1/2" IRON ROD SET IN THE EAST LINE OF PALMER STREET AT THE NORTHWEST CORNER OF A TRACT DESCRIBED IN VOLUME 975, PAGE 857 OF THE LAND RECORDS CALLED S 75 DEGREES 41' 00" W 219.00 FEET.

THENCE; N 13 DEGREES 00' 00" W, WITH THE EAST LINE OF PALMER STREET, 75.00 FEET TO A 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF THE LOT DESCRIBED IN VOLUME 929, PAGE 410.

THENCE; N 75 DEGREES 59' 20" E 218.57 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.375 ACRE. CALLED N 75 DEGREES 41' 00" E 219.00 FEET.

Reported Address: 1407 S JACKSON ST, PALESTINE, TX 75801

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 7th day of August, 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): Patrick Zwiers, Kristopher Holub, Darla Boettcher, Shawn Schiller, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, Ronnie Hubbard, Jon Howell, Susan Swindle, Bobby Howell, 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 Patrick Zwiers, Kristopher Holub, Darla Boettcher, Shawn Schiller, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, Ronnie Hubbard, Jon Howell, Susan Swindle, Bobby Howell, 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:

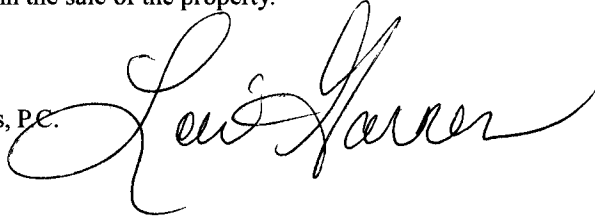
1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Patrick Zwiers, Kristopher Holub, Darla Boettcher, Shawn Schiller, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, Ronnie Hubbard, Jon Howell, Susan Swindle, Bobby Howell, 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.

A handwritten signature in cursive script, appearing to read "Lewis Garner". The signature is written in black ink and is positioned to the right of the typed name "Bonial & Associates, P.C.".