

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

18 FEB 22 AM 9: 22

DEED OF TRUST INFORMATION:

Date: 03/29/2005
Grantor(s): CASTULO VALLE AND SARAH VALLE HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BSM FINANCIAL, L.P. DBA BANKSOURCE MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$44,304.00
Recording Information: Book 0127 Page 638
Property County: Franklin
Property:

Betty Crane
 CLERK COUNTY COURT
 FRANKLIN COUNTY, TX.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JOSEPH SLOAN SURVEY, ABSTRACT NO. 425, CITY OF MT. VERNON, FRANKLIN COUNTY, TEXAS; BEING A PART OF THAT CERTAIN TRACT DESCRIBED IN DEED TO H. H. MOORE, DATED 1946, RECORDED IN VOLUME 63, PAGE 428, DEED RECORDS OF FRANKLIN COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN DEED TO HOYT H. MOORE, ET UX, DATED 1963, RECORDED IN VOLUME 83, PAGE 467 OF SAID DEED RECORDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET ON THE NORTHWEST CORNER OF LAST SAID TRACT; THENCE NORTH 89 DEGREES 19 MINUTES 29 SECONDS EAST ALONG THE FENCED NORTH LINE OF LAST SAID MOORE TRACT - 150.36 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST CORNER OF LAST SAID MOORE TRACT; THENCE SOUTH 1 DEGREES 31 MINUTES 20 SECONDS WEST ALONG THE FENCED EAST LINE OF LAST SAID MOORE TRACT - 153.27 FEET TO A CHAIN-LINK FENCE CORNER FOUND ON THE SOUTHEAST CORNER OF LAST SAID MOORE TRACT AND ON THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN DEED TO A. D. GOODRICH, RECORDED IN VOLUME 242, PAGE 897 OF SAID DEED RECORDS; THENCE SOUTH 87 DEGREES 14 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF FIRST SAID MOORE TRACT AND THE SOUTH LINE OF SAID GOODRICH TRACT - 65.50 FEET TO A 1/2 INCH ROD SET ON THE NORTHWEST CORNER OF A 0.152 ACRE TRACT THIS DAY SURVEYED OUT OF FIRST SAID MOORE TRACT; THENCE SOUTH 2 DEGREES 26 MINUTES 21 SECONDS WEST ALONG THE WEST LINE OF SAID 0.152 ACRE TRACT - 74.02 FEET TO A 1/2 INCH ROD SET ON THE SOUTHWEST CORNER OF SAID 0.152 ACRE TRACT; THENCE NORTH 88 DEGREES 55 MINUTES 17 SECONDS WEST ALONG THE NORTH LINE OF A 0.155 ACRE TRACT THIS DAY SURVEYED OUT OF FIRST SAID MOORE TRACT - 25.94 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST CORNER OF SAID 0.155 ACRE TRACT; THENCE SOUTH 2 DEGREES 59 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF SAID 0.155 ACRE TRACT - 57.40 FEET TO A 1-1/2 INCH IRON PIPE FOUND ON THE SOUTHWEST CORNER OF SAID 0.155 ACRE TRACT; THENCE NORTH 89 DEGREES 35 MINUTES 45 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF RUTHERFORD STREET - 62.65 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN DEED TO PEDRO ALVARENGA, RECORDED IN VOLUME 238, PAGE 254 OF SAID DEED RECORDS; THENCE NORTH 1 DEGREE 49 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF SAID ALVARENGA TRACT - 134.98 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID ALVARENGA TRACT; THENCE NORTH 87 DEGREES 59 MINUTES 51 SECONDS WEST ALONG THE FENCED SOUTH LINE OF SECOND SAID MOORE TRACT - 121.34 FEET TO A CHAIN-LINK FENCE FOUND ON THE SOUTHWEST CORNER OF SECOND SAID MOORE TRACT; THENCE NORTH ALONG THE FENCED WEST LINE OF SECOND SAID MOORE TRACT - 145.79 FEET TO THE PLACE OF BEGINNING CONTAINING 0.748 ACRES, MORE OR LESS.

Reported Address: 100 RUTHERFORD STREET, MOUNT VERNON, TX 75457

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 1st day of May, 2018
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTH STEPS OF THE COURTHOUSE in Franklin County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Franklin County Commissioner's Court.
Substitute Trustee(s): Harriett Fletcher, Robert LaMont, Sheryl LaMont, David Sims, Sharon St. Pierre, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Allan Johnston, Ronnie Hubbard, Harriet Fletcher, Shannah Howle, Jon Murphy Howle, 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 Harriett Fletcher, Robert LaMont, Sheryl LaMont, David Sims, Sharon St. Pierre, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Allan Johnston, Ronnie Hubbard, Harriet Fletcher, Shannah Howle, Jon Murphy Howle, 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. Harriett Fletcher, Robert LaMont, Sheryl LaMont, David Sims, Sharon St. Pierre, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Allan Johnston, Ronnie Hubbard, Harriet Fletcher, Shannah Howle, Jon Murphy Howle, 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.

