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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALEDEED 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