

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Copy of Original
Filed 10-25-18
Not Compared
or Verified

DEED OF TRUST INFORMATION:

Date: 04/29/2003
Grantor(s): TIMOTHY BOULWARE AND ROSANNA BOULWARE, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$62,505.00
Recording Information: Book 1111 Page 0093 Instrument 032233
Property County: Limestone
Property:

BEING AN 0.66 ACRE TRACT OF LAND SITUATED IN THE PEDRO VARELA SURVEY, A-30, LIMESTONE COUNTY, TEXAS, AND BEING THAT TRACT CONVEYED IN THE DEED DATED FEBRUARY 21, 1974 FROM NOLA FAYE NAPIER TO STANLEY GREGORY ET UX RECORDED IN VOLUME 585, PAGE 586, DEED RECORDS OF LIMESTONE COUNTY, TEXAS, SAID 0.66 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2 INCH IRON ROD IN THE EAST RIGHT OF WAY LINE OF COUNTY ROAD LCR 463 (OLD HIGHWAY 14) AT THE BASE OF A 4 INCH STEEL PIPE FENCE CORNER POST FOR NORTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE ANNIE MAE FREELAND CALLED 98.3 ACRES TRACT OF RECORD IN VOLUME 449, PAGE 97;

THENCE S. 81 DEGREES 58 MINUTES E. 204.0 FEET WITH A FENCE TO A 4 INCH STEEL PIPE FENCE CORNER POST FOR NORTHEAST CORNER OF THIS TRACT, SAME BEING AN INSIDE ELL CORNER OF SAID FREELAND TRACT;

THENCE S. 6 DEGREES 30 MINUTES W. 140.0 FEET WITH A FENCE TO A SET 1/2 INCH IRON ROD IN SAID FENCE LINE AND THE WEST LINE OF SAID FREELAND TRACT FOR SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THE ORVIL GLOSSON 0.675 ACRE TRACT OF RECORD IN VOLUME 804, PAGE 66, FROM WHICH CORNER A 4 INCH STEEL PIPE FENCE CORNER POST BEARS S. 6 DEGREES 30 MINUTES W. 2.20 FEET;

THENCE N. 81 DEGREES 58 MINUTES W. 204.0 FEET TO A SET 1/2 INCH IRON ROD IN SAID EAST RIGHT OF WAY LINE FOR SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF SAID GLOSSON TRACT;

THENCE N. 6 DEGREES 30 MINUTES E. (BASIS OF BEARING FROM THE PREVIOUS DEED DESCRIPTION) 140.0 FEET WITH SAID RIGHT OF WAY LINE AND WEST LINE OF THIS TRACT TO THE POINT OF BEGINNING, CONTAINING 0.66 ACRE.

Reported Address: 463 LCRD, MEXIA, TX 76667

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: Wednesday, the 2nd day of January, 2019
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET in Limestone County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Limestone County Commissioner's Court.

Substitute Trustee(s): Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiars, Kristopher Holub, Frederick Britton, Jack Burns II, Shawn Schiller, Tonya Washington, Travis Kaddatz, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, David Sims, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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 Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiars, Kristopher Holub, Frederick Britton, Jack Burns II, Shawn Schiller, Tonya Washington, Travis Kaddatz, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, David Sims, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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. Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Jack Burns II, Shawn Schiller, Tonya Washington, Travis Kaddatz, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, David Sims, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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.

TIMOTHY BOULWARE AND ROSANNA BOULWARE, HUSBAND AND WIFE

AFFIDAVIT OF POSTING

THE STATE OF TEXAS

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COUNTY OF LIMESTONE

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Pursuant to the applicable provisions of Texas law, I, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Lori Garner, Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez on the day of October, 2018^{25th}, on behalf of and at the specific instruction and request of Wells Fargo Bank, N.A. did file a Notice of Trustees Sale with the County Clerk of Limestone County, Texas and did post a like Notice at the designated location at the Courthouse of Limestone County, Texas. The land described in the Notice of Trustee's Sale is located in Limestone County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: October 25, 2018

Lori Garner

Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Lori Garner, Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Lori Garner, Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she posted and filed this notice in accordance with the requirements of the Texas Property Code and the applicable security instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 25 day of October, 2018

Kim Baldwin

Notary Public in and for the State of Texas

My commission expires: 9-6-22

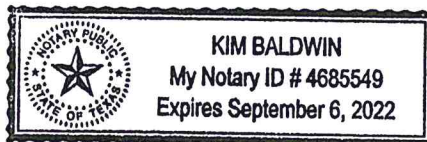


Exhibit "A"

BEING AN 0.66 ACRE TRACT OF LAND SITUATED IN THE PEDRO VARELA SURVEY, A-30, LIMESTONE COUNTY, TEXAS, AND BEING THAT TRACT CONVEYED IN THE DEED DATED FEBRUARY 21, 1974 FROM NOLA FAYE NAPIER TO STANLEY GREGORY ET UX RECORDED IN VOLUME 585, PAGE 586, DEED RECORDS OF LIMESTONE COUNTY, TEXAS, SAID 0.66 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Filed for Record in: Limestone County

On: Oct 25, 2018 at 11:46A

By: Lederle Salazar

STATE OF TEXAS COUNTY OF LIMESTONE
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

Oct 25, 2018