

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/07/2006
Grantor(s): JUSTIN L. GIRSH, A SINGLE PERSON AND AMANDA M. HOLDER, A SINGLE PERSON AND PATRICIA MCCONATHY AND SPOUSE, WILLIAM R. MCCONATHY
Original Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION
Original Principal: \$89,786.00
Recording Information: Book 1434 Page 0641 Instrument 009565
Property County: Hill
Property:

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2018 JAN 16 A 10:26

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING ALL OF TRACTS 53 AND 54 OF THE OVERLOOK, PHASE 2 SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE AB-173 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM JERRY SHAW, MYRNA SHAW, AND SCOTT SHAW TO LEO MICHAEL WAGNER ET UX, HEATHER DAWN WAGNER RECORDED IN VOLUME 1099, PAGE 522 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE CENTER OF HCR #1248, IN THE EAST LINE OF THE R. IRVIN SURVEY A-461, IN THE WEST LINE OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO HARRY VAN GORP RECORDED IN VOLUME 762, PAGE 442 OF THE DEED RECORDS OF HILL COUNTY, AND IN THE EAST LINE OF SAID SUBDIVISION FOR THE NORTHEAST CORNER OF SAID TRACT 54 AND FOR THE NORTHEAST CORNER OF THIS, SAID ROD BEING S29 DEG 22'54"E 1436.73 FEET FROM A 1" IRON PIPE FOUND AT THE INTERSECTION OF THE CENTER OF HCR #1248 WITH THE CENTER OF HCR #1227 FOR THE NORTHEAST CORNER OF THE OVERLOOK, PHASE 2 SUBDIVISION:

THENCE WITH THE EAST LINE OF SAID IRVIN SURVEY, WITH THE CENTER OF HCR #1248, AND WITH THE EAST LINE OF SAID PHASE 2, S29 DEG 22'54"E 622.53 FEET TO A 1/2" IRON ROD FOUND AT A BEND IN HCR #1248 FOR THE SOUTHEAST CORNER OF SAID IRVIN SURVEY, FOR AN OUTSIDE ELL CORNER OF THE OVERLOOK SUBDIVISION, PHASE 1, ACCORDING TO PLAT RECORDED IN SLIDE A-166 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY, FOR THE SOUTHEAST CORNER OF SAID TRACT 53, AND FOR THE SOUTHEAST CORNER OF THIS;

THENCE WITH NORTH LINE OF THE OVERLOOK SUBDIVISION, PHASE 1 WITH THE SOUTH LINE OF SAID IRVIN SURVEY AND GENERALLY ALONG THE CENTER OF HCR #1248, S60 DEG 54'44"W 147.60 FEET TO A 1/2" IRON ROD FOUND AND S60 DEG 45'35"W 284.14 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 53 AND FOR THE SOUTHWEST CORNER OF THIS;

THENCE N28 DEG 59'00"W, AT 29.00 FEET PASSING A 5/8" IRON ROD FOUND FOR REFERENCE, IN ALL A DISTANCE OF 624.76 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 54 AND FOR THE NORTHWEST CORNER OF THIS;

THENCE N61 DEG 06'38"E, AT 396.80 FEET PASSING A 5/8" IRON ROD FOUND FOR REFERENCE, IN ALL A DISTANCE OF 427.40 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.149 ACRES OF LAND OF WHICH APPROXIMATELY 0.519 ACRES LIES IN A PUBLIC ROAD.

A PLAT OF EVEN DATE ACCOMPANIES THESE FIELD NOTES.

Reported Address: 655 HCR 1248, WHITNEY, TX 76692

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 6th day of February, 2018
Time of Sale: 12:00 PM or within three hours thereafter.
Place of Sale: AT THE EAST DOOR OF THE COURTHOUSE in Hill County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hill County Commissioner's Court.

Substitute Trustee(s): Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephan Rawlings, Diasha Perkins, Jason Brewer, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Jack Burns II, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, 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 Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll

Brewer, Stephan Rawlings, Diasha Perkins, Jason Brewer, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Jack Burns II, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, 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. Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephan Rawlings, Diasha Perkins, Jason Brewer, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Jack Burns II, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, 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. f/k/a Buckley Madole, P.C.

