

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/05/2017
Grantor(s): MARLA SHIRIN CHUGHTAI, A SINGLE PERSON
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$73,720.00
Recording Information: Instrument 144909-2017
Property County: Lamar
Property:

SITUTATED WITHIN THE LIMITS OF THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE I. DAVIS SURVEY #253 AND BEING ALL OF A CALLED 1.047 ACRE TRACT CONVEYED TO L.B. KEITH, GERALDINE F. KEITH AND ROBIN GAGE BY DEED RECORDED IN VOL. 788, PAGE 30 OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 4" CONCRETE MARKER FOUND AT THE SOUTHEAST CORNER OF THE 1.047 ACRE TRACT AND BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JIM DOUGLAS MONTGOMERY ET UX BY DEED RECORDED IN VOL. 656, PAGE 913 OF THE DEED RECORDS OF SAID COUNTY AND STATE AND BEING IN THE WEST BOUNDARY LINE OF 20TH STREET NORTHEAST.

THENCE SOUTH 89 DEGREES 45'40" WEST A DISTANCE OF 430.65' TO A 4" CONCRETE MARKER FOUND AT THE SOUTHWEST CORNER OF THE 1.047 ACRE TRACT AND BEING IN THE NORTH BOUNDARY LINE OF A CALLED 0.651 ACRE TRACT CONVEYED TO JIM DOUGLAS MONTGOMERY ET UX BY DEED RECORDED IN VOL. 1463, PAGE 18 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE AND BEING THE SOUTHEAST CORNER OF THE YATES ESTATES RECORDED IN ENV. 316-B OF THE PLAT RECORDS OF SAID COUNTY AND STATE;

THENCE NORTH 0 DEGREES 48'53" WEST ALONG THE EAST BOUNDARY LINE OF THE YATES ESTATES A DISTANCE OF 105.90' TO A 1/2" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE 1.047 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF A CALLED 3.36 ACRE TRACT CONVEYED TO THE NORTHWEST CHURCH OF CHRIST BY DEED RECORDED IN VOL. 674, PAGE 289 OF SAID DEED RECORDS;

THENCE NORTH 89 DEGREES 49'34" EAST A DISTANCE OF 432.25' TO A 1/2" IRON PIN FOUND AT THE NORTHEAST CORNER OF THE 1.047 ACRE TRACT AND THE SOUTHEAST CORNER OF THE 3.36 ACRE TRACT AND BEING IN THE WEST BOUNDARY LINE OF SAID STREET;

THENCE SOUTH 0 DEGREES 03'04" WEST ALONG SAID 20TH STREET NORTHEAST A DISTANCE OF 105.41' TO THE POINT OF BEGINNING AND CONTAINING 1.05 ACRES OF LAND.

Reported Address: 1155 20TH ST NE, PARIS, TX 75460-3208

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 5th day of February, 2019
Time of Sale: 10:00AM or within three hours thereafter.

Place of Sale: THE EAST FOYER, JUST INSIDE THE FIRST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE AT 119 NORTH MAIN STREET, PARIS, LAMAR COUNTY. in Lamar County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Lamar County Commissioner's Court.

Substitute Trustee(s): Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, 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 Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, 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. Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, 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.

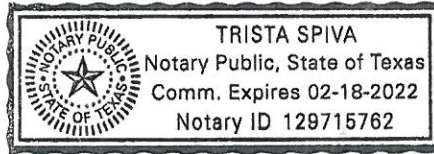
Very truly yours,

Bonial & Associates, P.C.

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Shannah Howle, Jon Murphy Howle, Sue Spasic, Zoran W. Spasic, 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 14 day of January, 2019.

Trista Spiva
Notary Public in and for the State of Texas



My commission expires: 2-18-22

Exhibit "A"

SITUTATED WITHIN THE LIMITS OF THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE I. DAVIS SURVEY #253 AND BEING ALL OF A CALLED 1.047 ACRE TRACT CONVEYED TO L.B. KEITH, GERALDINE F. KEITH AND ROBIN GAGE BY DEED RECORDED IN VOL. 788, PAGE 30 OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND STATE.

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

AFFIDAVIT OF POSTING

THE STATE OF TEXAS

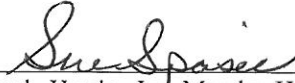
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COUNTY OF LAMAR

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Pursuant to the applicable provisions of Texas law, I, Shannah Howle, Jon Murphy Howle, Sue Spasic, Zoran W. Spasic, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez on the 14th day of January, 2019, 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 Lamar County, Texas and did post a like Notice at the designated location at the Courthouse of Lamar County, Texas. The land described in the Notice of Trustee's Sale is located in Lamar County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: 1-14, 2019



Shannah Howle, Jon Murphy Howle, Sue Spasic, Zoran W. Spasic, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez