

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE RECORD
LAMAR COUNTY, TEX.

18 FEB -8 AM 11:03

DEED OF TRUST INFORMATION:

Date: 08/19/2002
Grantor(s): CHRISTOPHER L. ROLEN AND STACY E. ROLEN, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WR STARKEY MORTGAGE, L.L.C., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$59,529.00
Recording Information: Book 1228 Page 0062 Instrument 006333
Property County: Lamar
Property:

SITUATED ABOUT 7 MILES SOUTH 49 DEGREES EAST OF THE CITY OF PARIS, COUNTY OF LAMAR, AND STATE OF TEXAS, A PART OF THE THOMAS HILL SURVEY #391, AND BEING A CALLED 1 ACRE TRACT OF LAND CONVEYED TO DAWN LYNETTE SMALLWOOD BY DEED RECORDED IN VOL. 824, PAGE 92, OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND STATE.
BEGINNING AT A 1" METAL PIPE (F) FOR CORNER AT THE NORTHWEST CORNER OF SAID SMALLWOOD 1 ACRE TRACT, SAID CORNER BEING THE SOUTHWEST CORNER OF TRACT #2, A CALLED 2.50 ACRE TRACT OF LAND CONVEYED TO WILLIE C. ROSS ET UX BY DEED RECORDED IN VOL. 593, PAGE 879, OF THE DEED RECORDS OF SAID COUNTY AND STATE.
THENCE SOUTH 87 DEGREES 53'00" EAST A DISTANCE OF 490.91 FEET TO A 1" METAL PIPE (F) FOR CORNER AT THE NORTHEAST CORNER OF SAID SMALLWOOD 1 ACRE TRACT AND AT THE SOUTHEAST CORNER OF SAID ROSS 2.50 ACRE TRACT, SAID CORNER BEING IN THE WEST BOUNDARY LINE OF A CALLED 70 ACRE TRACT OF LAND CONVEYED TO BILLIE G. COE ET UX BY DEED RECORDED IN VOL. 590, PAGE 829, OF SAID DEED RECORDS;
THENCE SOUTH 0 DEGREES 11'30" WEST ALONG AN OLD FENCE ALONG THE WEST BOUNDARY LINE OF SAID COE 70 ACRE TRACT A DISTANCE OF 92.29 FEET TO A 3/8" IRON PIN (F) FOR CORNER AT THE SOUTHEAST CORNER OF SAID SMALLWOOD 1 ACRE TRACT AND AT THE NORTHEAST CORNER OF A CALLED 1 ACRE TRACT OF LAND CONVEYED TO ANDREW P. SMITH ET UX BY DEED RECORDED IN VOL. 654, PAGE 291, OF SAID DEED RECORDS;
THENCE NORTH 87 DEGREES 51'44" WEST A DISTANCE OF 458.40 FEET TO A 3/8" IRON PIN (F) FOR CORNER AT THE SOUTHWEST CORNER OF SAID SMALLWOOD 1 ACRE TRACT AND AT THE NORTHWEST CORNER OF SAID SMITH 1 ACRE TRACT;
THENCE IN A NORTHWESTERLY DIRECTION AROUND A CURVE (R=1185.92", C=NORTH 19 DEGREES 1'36" WEST 98.72) TO THE LEFT A DISTANCE OF 98.75 FEET TO PLACE OF BEGINNING AND CONTAINING 1.003 ACRES OF LAND.

Reported Address: FM 905, PARIS, TX 75462-3502

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-1

Mortgage Servicer: Wells Fargo Bank, N. A.

Current Beneficiary: U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-1

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of April, 2018

Time of Sale: 11:00AM 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, Sheryl LaMont, David Sims, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiars, Kristopher Holub, Frederick Britton, 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 Robert LaMont, Harriett Fletcher, Sheryl LaMont, David Sims, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiars, Kristopher Holub, Frederick Britton, 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. Robert LaMont, Harriett Fletcher, Sheryl LaMont, David Sims, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, 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.

