

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 04/10/2012
Grantor(s): DARRELL SAVAGE AND KELI J SAVAGE, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC DBA SUPREME LENDING., ITS SUCCESSORS AND ASSIGNS

Original Principal: \$111,854.00
Recording Information: Book 1708 Page 250 Instrument 00050023
Property County: Hill

Property: FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN THE MERIDA PRICE SURVEY A-719 IN HILL COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN 4.74 ACRE TRACT DESCRIBED IN A DEED FROM EDNA LYNN CRUMPTON TO JOE A. LACOUR, JR. ET UX, SHIRLEY DARLENE LACOUR RECORDED IN VOLUME 706, PAGE 688 OF THE DEED RECORDS OF HILL COUNTY AND A PART OF THAT CERTAIN L ACRE TRACT DESCRIBED IN A DEED FROM DAN PUSTEJOVSKY AND DOROTHY GERIK TO FRANK BESEDA ET UX, ANNA BESEDA RECORDED IN VOLUME 569, PAGE 206 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN 0.333 ACRE TRACT DESCRIBED IN A DEED FROM ANNA BESEDA TO JAMES KEITH LACOUR RECORDED IN VOLUME 1026, PAGE 309 AND ALL THAT CERTAIN 0.271 ACRE TRACT DESCRIBED IN A DEED FROM JOE A. LACOUR ET UX, SHIRLEY DARLENE LACOUR TO JAMES KEITH LACOUR RECORDED IN VOLUME 1026, PAGE 312 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE WEST LINE OF F. M 309 AND IN THE EAST LINE OF SAID 1 ACRE TRACT FOR THE SOUTHEAST CORNER OF SAID 0.333 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF THIS, SAID ROD BEING S 15 DEGREES 55'00"E 96 57 FEET FROM A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 4.74 ACRE TRACT, FOR THE NORTHEAST CORNER OF SAID 1 ACRE TRACT, FOR THE SOUTHEAST CORNER OF SAID 0.271 ACRE TRACT, AND FOR THE NORTHEAST CORNER OF SAID 0.333 ACRE TRACT.

THENCE S 77 DEGREES 00' 38" W 155.94 FEET TO A 5/8" IRON ROD FOUND IN THE WEST LINE OF SAID 1 ACRE TRACT FOR SOUTHWEST CORNER OF SAID 0.333 ACRE TRACT AND FOR THE SOUTHWEST CORNER OF THIS;

THENCE N 15 DEGREES 37' 50" W 90.15 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 1 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 0.333 ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID 4.74 ACRE TRACT, AND FOR THE SOUTHWEST CORNER OF SAID 0.271 ACRE TRACT AND N 29 DEGREES 24' 48" W 78.11 FEET TO A 5/8" IRON ROD FOUND AT A FENCE CORNER IN THE WEST LINE OF SAID 4.74 ACRE TRACT FOR THE NORTHWEST CORNER OF SAID 0.271 ACRE TRACT AND FOR THE NORTHWEST CORNER OF THIS ;

THENCE GENERALLY ALONG A FENCE, N 77 DEGREES 00' 38" E 173.74 FEET TO A 5/8" IRON ROD FOUND IN THE EAST LINE OF SAID 4.74 ACRE TRACT AND IN THE WEST LINE OF F.M. 309 FOR THE NORTHEAST CORNER OF SAID 0.271 ACRE TRACT AND FOR THE NORTHEAST CORNER OF THIS;

THENCE WITH THE WEST LINE OF F.M. 309, S 15 DEGREES 55' 00" E 165.19 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.605 ACRES OF LAND

Reported Address: 375 FM 309, HILLSBORO, TX 76645

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 7th day of May, 2019
Time of Sale: 11:00 AM 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.

FILED
 NICOLE TANNER, COUNTY CLERK
 HILL COUNTY, TEXAS
 2019 APR -4 P 1:24

Substitute Trustee(s): Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Denise Boerner, Michelle Schwartz, Kathy Arrington, Michael Burns, 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 Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Denise Boerner, Michelle Schwartz, Kathy Arrington, Michael Burns, 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. Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Denise Boerner, Michelle Schwartz, Kathy Arrington, Michael Burns, 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.