

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 05/27/2016  
**Grantor(s):** SHIRLEY J YAW, SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PROSPECT MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS

**Original Principal:** \$68,732.00  
**Recording Information:** Book 1867 Page 544 Instrument 00081065  
**Property County:** Hill  
**Property:**

FILED  
 NICOLE TANNER, COUNTY CLERK  
 HILL COUNTY, TEXAS

2010 FEB -1 A 11:47

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING ALL OF LOT 3, BLOCK 3 OF THE SUBURBAN ADDITION TO THE CITY OF WHITNEY, HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE AB-115 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM LELAND DALE GANT ET UX CYNTHIA DIANNE GANT TO MINNIE L. GOODRICH RECORDED IN VOLUME 815, PAGE 544 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A 3/8" IRON ROD FOUND IN THE SOUTH LINE OF BETH STREET FOR THE NORTHWEST CORNER OF SAID LOT 3, SAID ROD BEING N58 DEGREES 56'28" E 130.00 FEET FROM A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH LINE OF BETH STREET WITH THE EAST LINE OF TEXAS STREET;  
 THENCE WITH THE SOUTH LINE OF BETH STREET, N 59 DEGREES 05'45" E 55.00 FEET TO A 1/2" INCH ROD FOUND FOR AN INSIDE ELL CORNER OF SAID SUBDIVISION AND N 58 DEGREES 16'07" E 9.91 FEET TO A 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 3;  
 THENCE S 28 DEGREES 56'50" E 100.07 FEET TO A 3/8" IRON ROD FOUND IN THE NORTH LINE OF A 20 FOOT ALLEY FOR THE SOUTHEAST CORNER OF SAID LOT 3;  
 THENCE WITH THE NORTH LINE OF SAID ALLEY, S 59 DEGREES 03'52" W 64.82 FEET TO A 3/8" IRON ROD FOUND AT A FENCE CORNER FOR THE SOUTHWEST CORNER OF SAID LOT 3;  
 THENCE GENERALLY ALONG A FENCE AND THE EXTENSION THEREOF, N 29 DEGREES 00'00" W 99.96 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.148 ACRES OF LAND.

**Reported Address:** 904 E BETH ST, 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 3rd day of April, 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, 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, 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;

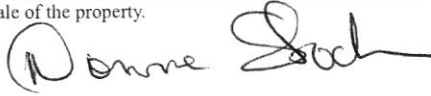
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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, 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.