

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 09/26/2006
Grantor(s): JASON R. WEEMES AND CHRISTINA D. WEEMES, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WR STARKEY MORTGAGE, L.L.P., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$130,965.00
Recording Information: Book 1805 Page 1 Instrument 00041987
Property County: Lamar
Property:

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 29th DAY OF March, 2018.

SITUATED ABOUT 12.8 MILES SOUTH 14 DEGREES EAST OF THE CITY OF PARIS, COUNTY OF LAMAR, AND STATE OF TEXAS, PART OF THE E. THOMPSON SURVEY #944, AND BEING A CALLED 12.006 ACRE TRACT OF LAND CONVEYED TO STEVEN W. GORDON ET UX BY DEED RECORDED IN VOL. 720, PAGE 310, OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND STATE, SAID STEVEN GORDON 12.006 ACRE TRACT ORIGINALLY BEING A PART OF TRACT #2, A CALLED 111 ACRE TRACT OF LAND CONVEYED TO WAYNE GORDON BY DEED RECORDED IN VOL. 381, PAGE 122, AND IN VOL. 381, PAGE 126, OF THE DEED RECORDS OF SAID COUNTY AND STATE.
BEGINNING AT A 1/2" IRON PIN (F) FOR CORNER AT THE NORTHEAST CORNER OF SAID STEVEN GORDON 12.006 ACRE TRACT AND AT A REMAINING SOUTHEAST CORNER OF SAID WAYNE GORDON 111 ACRE TRACT.
THENCE NORTH 68 DEGREES 41' 35" WEST A DISTANCE OF 779.20 FEET TO A 1/2" IRON PIN (F) FOR CORNER AT THE NORTHWEST CORNER OF SAID STEVEN GORDON 12.006 ACRE TRACT AND AT A REMAINING EL CORNER OF SAID WAYNE GORDON 111 ACRE TRACT;
THENCE SOUTH 0 DEGREES 01' 13" EAST A DISTANCE OF 730.43 FEET TO A 1/2" IRON PIN (F) FOR CORNER AT THE SOUTHWEST CORNER OF SAID STEVEN GORDON 12.006 ACRE TRACT AND AT A REMAINING EL CORNER OF SAID WAYNE GORDON 111 ACRE TRACT;
THENCE SOUTH 68 DEGREES 41' 45" EAST A DISTANCE OF 758.53 FEET TO A 1/2" IRON PIN (F) FOR CORNER AT THE SOUTHEAST CORNER OF SAID STEVEN GORDON 12.006 ACRE TRACT AND AT A REMAINING NORTHEAST CORNER OF SAID WAYNE GORDON 111 ACRE TRACT;
THENCE NORTH 1 DEGREE 30' 16" EAST ALONG THE WEST BOUNDARY LINE OF LAMAR COUNTY ROAD 15700 A DISTANCE OF 723.13 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.009 ACRES OF LAND.

Reported Address: 1800 CR 15700, PARIS, TX 75460

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 5th day of June, 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, Ronnie Hubbard, Allan Johnston, Shannah Walker, Al Davis, Kevin Mccarthy, Murphy Howle, Beatrice Carrillo, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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, Sheryl LaMont, David Sims, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Shannah Walker, Al Davis, Kevin Mccarthy, Murphy Howle, Beatrice Carrillo, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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, Sheryl LaMont, David Sims, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Shannah Walker, Al Davis, Kevin Mccarthy, Murphy Howle, Beatrice Carrillo, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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,

Bonjal & Associates, P.C.

