

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED

3:47PM

DEC 20 2018

DEED OF TRUST INFORMATION:

Date: 04/26/2011

Grantor(s): CHARLES LEGALLEY AND SPOUSE, CORENA LEGALLEY
WELLS FARGO BANK, NATIONAL ASSOCIATION

Original Mortgagee: \$71,149.00

Original Principal:

Recording Information: Book 1471 Page 295 Instrument 00379727

Property County: Leon

Property:

LOTS THREE (3), FOUR (4), AND FIVE (5), IN BLOCK ONE HUNDRED AND SEVENTY-FOUR (174), OF THE CITY OF MARQUEZ, IN LEON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME O, PAGE 303 OF THE MAP/PLAT RECORDS, LEON COUNTY, TEXAS, AND BEING PART OF THE SAME PROPERTY DESCRIBED IN DEED DATED APRIL 24, 2003, RECORDED IN VOLUME 1139, PAGE 155 OF THE OFFICIAL RECORDS, LEON COUNTY, TEXAS EXECUTED BY JOSEPH C. CALDWELL TO RICHARD A. WINN AND YOLANDA S. WINN.

Reported Address: 232 N. TRINITY ST., MARQUEZ, TX 77865

CHRISTIE WAKEFIELD
COUNTY CLERK
LEON COUNTY, TEXAS



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 March, 2019

Time of Sale: 12:00 PM or within three hours thereafter.

Place of Sale: AT THE SOUTH DOOR OF THE DISTRICT COURT BUILDING in Leon County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Leon County Commissioner's Court.

Substitute Trustee(s): Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Evan Press, Kristopher Holub, Jack Burns II, Pamela Thomas, Aarti Patel, 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 Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Reid Ruple, Evan Press, Kristopher Holub, Jack Burns II, Pamela Thomas, Aarti Patel, 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. Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Evan Press, Kristopher Holub, Jack Burns II, Pamela Thomas, Aarti Patel, 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.

AFFIDAVIT OF POSTING

THE STATE OF TEXAS

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COUNTY OF LEON

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Pursuant to the applicable provisions of Texas law, I, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez on the 20th day of December, 2018, 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 Leon County, Texas and did post a like Notice at the designated location at the Courthouse of Leon County, Texas. The land described in the Notice of Trustee's Sale is located in Leon County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: December 20, 2018.

Sharon Pierre
~~Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez~~

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, 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 this 20th day of December, 2018.

Shellevia A Wickware
Notary Public in and for the State of Texas

My commission expires: 10-07-2019

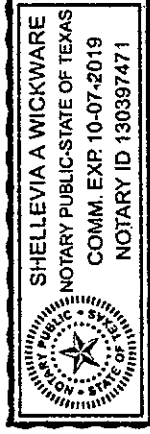


Exhibit "A"

LOTS THREE (3), FOUR (4), AND FIVE (5), IN BLOCK ONE HUNDRED AND SEVENTY-FOUR (174), OF THE CITY OF MARQUEZ, IN LEON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME O, PAGE 303 OF THE MAP/PLAT RECORDS, LEON COUNTY, TEXAS, AND BEING PART OF THE SAME PROPERTY DESCRIBED IN DEED DATED APRIL 24, 2003, RECORDED IN VOLUME 1139, PAGE 155 OF THE OFFICIAL RECORDS, LEON COUNTY, TEXAS EXECUTED BY JOSEPH C. CALDWELL TO RICHARD A. WINN AND YOLANDA S. WINN.

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