

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

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX  
18 JAN 16 PM 1:33  
BY: DEPUTY

**DEED OF TRUST INFORMATION:**

**Date:** 11/19/2013  
**Grantor(s):** RAYMOND ROHUS AND ANGELIQUE ROHUS, HUSBAND AND WIFE AS COMMUNITY PROPERTY  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$60,223.00  
**Recording Information:** Instrument 2013-14415  
**Property County:** Hunt  
**Property:**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES LEVINS SURVEY, ABSTRACT NO. 595, HUNT COUNTY, TEXAS, AND BEING KNOWN AS LOT 6 AND LOT 7 OF PANORAMA ESTATES, UNIT ONE, AN ADDITION TO HUNT COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 277 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN CONCRETE AT THE SOUTHEAST CORNER OF THE ABOVE CITED LOT 6, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 43, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 44, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 5;

THENCE S. 87 DEG. 54 MIN. 22 SEC. W. ALONG A FENCE AND WITH THE SOUTH LINE OF LOT 6 AND THE NORTH LINE OF LOT 5 A DISTANCE OF 115.22 FEET TO A 2 1/2" METAL FENCE CORNER POST FOUND FOR CORNER IN THE EAST LINE OF PANOWAKA STREET AT THE SOUTHWEST CORNER OF LOT 6, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 5;

THENCE N. 01 DEG. 09 MIN. 09 SEC. W. WITH THE EAST LINE OF PANOWAKA STREET A DISTANCE OF 106.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "BGA" FOUND FOR CORNER AT A FENCE CORNER POST AT THE NORTHWEST CORNER OF THE ABOVE CITED LOT 7, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 8;

THENCE N. 87 DEG. 54 MIN. 22 SEC. E. ALONG A FENCE AND WITH THE NORTH LINE OF LOT 7 AND THE SOUTH LINE OF LOT 8 A DISTANCE OF 115.22 FEET TO A 3" METAL FENCE CORNER POST FOUND FOR CORNER AT THE NORTHEAST CORNER OF LOT 7, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 5, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 41, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 42;

THENCE S. 01 DEG. 09 MIN. 19 SEC. E. ALONG A FENCE AND WITH THE EAST LINE OF LOT 7, THE WEST LINE OF LOT 42, THE EAST LINE OF LOT 6 AND THE WEST LINE OF LOT 43 A DISTANCE OF 106.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.28 ACRES OF LAND.

**Reported Address:** 10163 PANAWAKA, WILLS POINT, TX 75169

**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 6th day of March, 2018  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE NORTH STEPS OF THE COURTHOUSE, INCLUDING THE HALLWAY AREA 20 FT INSIDE THE NORTH DOOR ON THE 2ND FLOOR in Hunt County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hunt County Commissioner's Court.

**Substitute Trustee(s):** Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, 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 Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, 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. Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, 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. f/k/a Buckley Madole, P.C.