

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
10 MAY 25 AM 11:12
FL
DEPT. OF COUNTY CLERK

DEED OF TRUST INFORMATION:

Date: 01/15/2014
Grantor(s): STEVE KIDD AND NANCY KIDD, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, A TEXAS CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$260,200.00
Recording Information: Instrument 2014-657 ; re-recorded under Instrument 2014-5232
Property County: Hunt
Property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES ADKISSON SURVEY, ABSTRACT NO. 1 HUNT COUNTY, TEXAS, AND BEING ALL OF A CALLED 6.009 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM DAWAYNE NICHOLE, ET UX, TO CARLOS NOWLIN, ET UX, AS RECORDED IN VOLUME 973, PAGE 164, OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AND BEING PART OF A CALLED 22.201 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM DAWAYNE NICHOLE, ET UX, TO CARLOS NOWLIN, ET UX, AS REPORTED IN VOLUME 51, PAGE 734, OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD FOUND FOR A CORNER IN THE CENTER OF COUNTY ROAD NO. 3133, SAID POINT BEING THE SOUTHEAST CORNER OF ABOVE CITED 6.009 MORE TRACT OF LAND, SAID POINT ALSO BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF THE ABOVE CITED 22.201 ACRE TRACT;
THENCE S. 80 DEG. 58 MIN. 29 SEC. W. ALONG THE CENTER OF SAID COUNTY ROAD, A DISTANCE OF 456.37 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 6.009 ACRE TRACT;
THENCE N. 00 DEG. 58 MIN. 45 SEC. E, ALONG THE MOST SOUTHERLY WEST LINE OF SAID 6.000 ACRE TRACT, A DISTANCE OF 19.97 FEET TO A 9/8" IRON ROD FOUND FOR A CORNER AT AN INTERIOR CORNER OF SAME;
THENCE N. 49 DEG. 39 MIN. 43 SEC. W. ALONG A FENCE LINE, AND ALONG THE SOUTHWEST LINE OF SAID 6.009 ACRE TRACT, A DISTANCE OF 106.93 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER AT AN INTERIOR CORNER OF SAME;
THENCE N. 34 DEG. 22 MIN. 34 SEC. W. ALONG A FENCE LINE, AND ALONG THE SOUTHWEST LINE OF SAID 6.009 ACRE TRACT, A DISTANCE OF 33.69 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THE MOST WESTERLY SOUTHWEST CORNER OF SAME;
THENCE N. 03 DEG. 41 MIN. 46 SEC. E. (DIRECTIONAL CONTROL LINE) ALONG A FENCE LINE, AND ALONG THE WEST LINE OF SAID 6.009 MORE TRACT, A DISTANCE OF 417.72 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER AT THE NORTHWEST CORNER OF SAME, SAID POINT BEING THE MOST WESTERLY SOUTHWEST CORNER OF THE ABOVE CITED 22.201 ACRE TRACT;
THENCE N. 02 DEG. 24 MIN. 43 SEC. E. ALONG A FENCE LINE, AND ALONG THE WESTLINE OF SAID 22.201 ACRE TRACT, A DISTANCE OF 313.71 FEET TO A 3/8" IRON ROD FOUND FOR A CORNER AT THE MOST WESTERLY NORTHWEST CORNER OF SAME;
THENCE S. 84 DEG. 12 MIN. 43 SEC. E. ALONG A FENCE LINE, AND ALONG AN INTERIOR LINE OF SAID 22.201 ACRE TRACT, A DISTANCE OF 56.06 FEET TO A 3/8" IRON ROD FOUND FOR A CORNER AT AN INTERIOR CORNER OF SAME;
THENCE N. 38 DEG. 36 MIN. 58 SEC. E. ALONG A FENCE LINE, AND ALONG AN INTERIOR LINE OF SAID 22.201 ACRE TRACT, A DISTANCE OF 33.22 FEET TO A 1/2" IRON ROD SET FOR CORNER AT AN INTERIOR CORNER OF SAME, SAID POINT BEING REFERENCED BY A 3/8" IRON ROD FOUND DRIVEN IN THE BASS OF A TREE WHICH BEARS S. 52. DEG. 00 MIN. 30 SEC. E. A DISTANCE OF 3.41 FEET;
THENCE N. 01 DEG. 23 MIN. 36 SEC. E. ALONG A FENCE LINE, AND ALONG THE MOST NORTHERLY WEST LINE OF SAID 22.201 ACRE TRACT, A DISTANCE OF 133.87 FEET TO A 1/2" IRON ROD SET FOR A CORNER;
THENCE S. 84 DEG. 12 MIN. 43 SEC. E. A DISTANCE OF 357.92 FEET TO A 1/2" IRON ROD SET FOR A CORNER;
THENCE S. 01 DEG. 24 MIN. 08 SEC. W. A DISTANCE OF 582.27 FEET TO A 1/2" IRON ROD SET FOR A CORNER AT THE NORTHEAST CORNER OF THE ABOVE CITED 6.009 ACRE TRACT, SAID POINT ALSO BEING AN INTERIOR CORNER OF THE ABOVE CITED 22.201 ACRE TRACT;
THENCE S. 14 DEG. 19 MIN. 41 SEC. E. ALONG THE EAST LINE OF SAID 6.009 ACRE TRACT AND ALONG THE MOST SOUTHERLY WEST LINE OF SAID 22.201 ACRE TRACT, A DISTANCE OF 367.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.01 ACRES OF LAND.
BEING A 10.194 ACRE TRACT AND BEING ALL CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES ADKINSON SURVEY, ABSTRACT NO. 1, HUNT COUNTY, TEXAS AND BEING PART OF A CALLED 22.201 ACRE TRACT AND ALL OF A CALLED 1 ACRE TRACT DESCRIBED AS TRACT TWO AND TRACT THREE, RESPECTIVELY, IN A DEED FROM CARLA DEAN NOWLIN AND CYNDI NOWLIN ORONA TO JOHN A. VENABLE AND WIFE, DEBRA K. VENABLE AS RECORDED IN VOLUME 872, PAGE 49, HUNT COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHERLY MOST SOUTHWEST CORNER OF SAID 22.201 ACRE TRACT AND THE SOUTHEAST

CORNER OF A CALLED 10.01 ACRE TRACT DESCRIBED IN A DEED TO HODGES AS RECORDED IN VOLUME 489, PAGE 283, HUNT COUNTY REAL PROPERTY RECORDS, ON THE NORTHERNMOST NORTH LINE OF A CALLED 30.109 ACRE TRACT DESCRIBED IN A DEED TO WALIGURA AS RECORDED IN VOLUME 1177, PAGE 458, HUNT COUNTY OFFICIAL PUBLIC RECORDS, AND WITHIN THE RIGHT OF WAY OF COUNTY ROAD NO. 3133 FOR A CORNER;
THENCE N 14 DEG 19'41" W ALONG THE SOUTHERNMOST WEST LINE OF SAID 22.201 ACRE TRACT AND THE EAST LINE OF SAID 10.01 ACRE TRACT PASSING OF A 1/2 INCH IRON ROD SET FOR A REFERENCE AT A DISTANCE OF 26.04 FEET AND CONTINUING A TOTAL DISTANCE OF 387.87 FEET TO A 1/2 INCH ROD FOUND AT AN INSIDE CORNER OF SAID 22.201 ACRE TRACT AND AN ANGLE CORNER OF SAID 10.01 ACRE TRACT, FOR A CORNER;
THENCE N 01 DEG 21'55" E ACROSS SAID 22.201 ACRE TRACT AND ALONG THE EAST LINE OF SAID 10.01 ACRE TRACT A DISTANCE OF 493.53 FEET TO A 1/2 INCH ROD FOUND AT THE SOUTHERLY MOST SOUTHWEST CORNER OF A CALLED 8.00 ACRE TRACT DESCRIBED IN A DEED TO NOWLIN AS RECORDED IN VOLUME 1161, PAGE 167, HUNT COUNTY OFFICIAL PUBLIC RECORDS, FOR A CORNER;
THENCE N 89 DEG 46'17" E ACROSS SAID 22.201 ACRE TRACT AND ALONG THE SOUTHERNMOST SOUTH LINE OF SAID 8.00 ACRE TRACT PASSING A 1/2 INCH IRON ROD FOUND FOR A REFERENCE AT A DISTANCE OF A 522.68 FEET AND CONTINUING A TOTAL DISTANCE OF 546.12 FEET TO A POINT ON THE EASTERNMOST EAST LINE OF SAID 22.201 ACRE TRACT AT THE SOUTHEAST CORNER OF SAID 8.00 ACRE TRACT AND ON THE WEST LINE OF A CALLED 60 ARCE TRACT DESCRIBED AS EXHIBIT "K" IN A DEED TO RW RANCH, LTD. AS RECORDED IN VOLUME 913, PAGE 121, HUNT COUNTY OFFICIAL PUBLIC RECORDS, AND WITHIN THE RIGHT OF WAY OF SAID COUNTY ROAD, FOR A CORNER;
THENCE S 00 DEG 03'40" E ALONG THE EASTERNMOST EAST LINE OF SAID 22.201 ACRE TRACT, THE WEST LINE OF SAID 60 ACRE TRACT AND ALONG SAID COUNTY ROAD A DISTANCE OF 509.01 FEET TO A POINT AT THE EASTERLY MOST SOUTHEAST CORNER OF SAID 22.201 ACRE TRACT, FOR A CORNER;
THENCE S 88 DEG 45'12" W ALONG THE EASTERNMOST SOUTH LINE OF SAID 22.201 ACRE TRACT A DISTANCE OF 24.99 FEET TO A 3/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 1 ACRE TRACT AND ON THE WEST RIGHT OF WAY LINE OF SAID COUNTY ROAD, FOR A CORNER;
THENCE S 00 DEG 07'32" E ALONG THE EAST LINE OF SAID 1 ACRE TRACT AND THE WEST RIGHT OF WAY LINE OF SAID COUNTY ROAD A DISTANCE OF A 231.89 FEET TO A 1/2 INCH ROD SET AT THE EASTERLY MOST SOUTHEAST CORNER OF SAID 1 ACRE TRACT, FOR A CORNER,
THENCE S 51 DEG 59'09" W ALONG THE SOUTHEAST LINE OF SAID 1 ACRE TRACT A DISTANCE OF 152.03 FEET TO A 1/2 INCH ROD SET AT THE WESTERLY MOST SOUTHEAST CORNER OF SAID 1 ACRE TRACT AND ON THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD, FOR A CORNER;
THENCE S 87 DEG 15'32" W ALONG THE SOUTH LINE OF SAID 1 ACRE TRACT AND THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD A DISTANCE OF 29.89 FEET TO A 3/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 1 ACRE TRACT AND ON THE WESTERNMOST EAST LINE OF SAID 22.201 ACRE TRACT, FOR A CORNER;
THENCE S 00 DEG 08'53" W ALONG THE WESTERNMOST EAST LINE OF SAID 22.201 ACRE TRACT A DISTANCE OF 28.73 FEET TO A POINT AT THE WESTERLY MOST SOUTHEAST CORNER OF SAID 22.201 ACRE TRACT ON THE NORTHERNMOST NORTH LINE OF SAID 30.109 ACRE TRACT AND WITHIN THE RIGHT OF WAY OF SAID COUNTY ROAD, FOR A CORNER;
THENCE S 88 DEG 46'50" W ALONG THE SOUTHERN MOST SOUTH LINE OF SAID 22.201 ACRE TRACT, THE NORTHERN MOST NORTH LINE OF SAID 30.109 ACRE TRACT AND ALONG SAID COUNTY ROAD A DISTANCE OF 288.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.194 ACRES OF LAND.

Reported Address: 4670 COUNTY ROAD 3133, LONE OAK, TX 75453

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 July, 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): Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Jim O'Bryant, Richard Patton, Roy Lovell, Michael Burns, Elizabeth Hayes, 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 Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Jim O'Bryant, Richard Patton, Roy Lovell, Michael Burns, Elizabeth Hayes, 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. Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Jim O'Bryant, Richard Patton, Roy Lovell, Michael Burns, Elizabeth Hayes, 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,

Bonial & Associates, P.C.