

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 04/04/2007
Grantor(s): JOHN J. BELL, A SINGLE PERSON
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$172,500.00
Recording Information: Instrument 290855 ; re-recorded under Instrument 341104
Property County: Aransas
Property:

BEING 0.048 ACRES OF LAND EMBRACING THE NORTH 33.0 FEET OF THE WEST 63.0 FEET OF LOT FIFTEEN (15), BLOCK TWENTY-THREE (23), FULTON TOWNSITE ACCORDING TO THE MAP RECORDED IN VOLUME E, PAGES 540-541, DEED RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 0.048 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGIN AT A 3/8 INCH STEEL REBAR FOUND IN THE EAST R.O.W. LINE OF FOURTH STREET FOR THE COMMON CORNER OF LOTS 14 AND 15 OF SAID BLOCK 23 AND BEING THE NORTHWEST CORNER AND PLACE OF BEGINNING OF THE SURVEY; THENCE, DUE EAST ALONG AND WITH THE COMMON LINE BETWEEN SAID LOTS 14 AND 15 AT 62.5 FEET PASS A 5/8 INCH STEEL REBAR FOUND ON LINE FOR REFERENCE AND IN ALL A DISTANCE OF 63.0 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS SURVEY; THENCE, DUE SOUTH ALONG AND WITH THE EAST LINE OF THE WEST 63.0 FEET OF SAID LOT 15 A DISTANCE OF 33.0 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS SURVEY; THENCE, DUE WEST ALONG A LINE PARALLEL AND 33.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 15 AT 0.5 FEET PASS A 5/8 INCH STEEL REBAR SET ON LINE FOR REFERENCE AND IN ALL A DISTANCE OF 63.0 FEET TO A 5/8 INCH STEEL REBAR SET IN THE EAST R.O.W. LINE OF FOURTH STREET AND BEING THE SOUTHWEST CORNER OF THIS SURVEY; THENCE, DUE NORTH ALONG AND WITH THE EAST R.O.W. LINE OF FOURTH STREET A DISTANCE OF 33.0 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.048 ACRES OF 2079 SQUARE FEET OF LAND MORE OR LESS.

Reported Address: 104 N. FOURTH STREET, FULTON, TX 78358

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 3rd day of January, 2017
Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: AT THE FRONT STEPS TO THE EAST LOBBY ENTRANCE OF THE COURTHOUSE in Aransas County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Aransas County Commissioner's Court.

Substitute Trustee(s): Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Jamie Steen, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Jamie Steen, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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. Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Jamie Steen, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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,

Buckley Madole, P.C.



FILED

AT 1:09 P.M.

DEC 13 2016

VALERIE K. AMASON
COUNTY CLERK, ARANSAS CO., TEXAS