

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

2019 FEB 21 AM 10: 57

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX

DEED OF TRUST INFORMATION:

Date: 08/10/2005
Grantor(s): TOMMY JEFF WEATHERALL AND PATRICIA S WEATHERALL
Original Mortgagee: AMERIQUEST MORTGAGE COMPANY
Original Principal: \$76,500.00
Recording Information: Book 2064 Page 543 Instrument 00022842
Property County: Van Zandt
Property:

BY _____ DEP.

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, A PART OF THE G. DEL TORO SURVEY, ABSTRACT NO. 843, VAN ZANDT COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 18 ACRE TRACT OUT OF SAID SURVEY DESCRIBED IN DEED DATED JULY 10, 1954, FROM ERA LUCILLE SCHAN ET AL, TO KATHERINE WATSON AS FOUND IN VOLUME 439, PAGE 573, OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS, AND THIS PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET AT THE SOUTH CORNER OF SAID 18 ACRE TRACT, SAME BEING IN THE NORTHEAST RIGHT OF WAY OF HIGHWAY NO. 64;
THENCE NORTH 47 DEGREES 45 MINUTES EAST WITH THE SOUTHEAST LINE OF SAID 18 ACRE TRACT, 335.75 FEET TO A 1/2 INCH TIE ROD FOUND FOR CORNER IN SAME;
THENCE NORTH 48 DEGREES WEST 130.40 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
THENCE SOUTH 47 DEGREES 45 MINUTES WEST 335.75 FEET TO A 1 INCH IRON AXLE FOUND FOR CORNER IN THE SOUTHWEST LINE OF SAID 18 ACRE TRACT, SAME BEING THE NORTHEAST RIGHT OF WAY OF SAID HIGHWAY NO. 64;
THENCE SOUTH 48 DEGREES EAST WITH SAID RIGHT OF WAY LINE SAID SOUTHWEST LINE OF SAID 18 ACRE TRACT, 130.40 FEET TO THE POINT OF BEGINNING, CONTAINING 1 ACRE OF LAND, MORE OR LESS.

Reported Address: 21840 HWY 64 EAST, CANTON, TX 75103

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R9

Mortgage Servicer: Ocwen Loan Servicing, LLC

Current Beneficiary: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R9

Mortgage Servicer Address: 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of April, 2019

Time of Sale: 10:00AM or within three hours thereafter.

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

Substitute Trustee(s): Randy Daniel, Cindy Daniel, 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 Randy Daniel, Cindy Daniel, 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. Randy Daniel, Cindy Daniel, 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.

TO: [Name]
FROM: [Name]
SUBJECT: [Subject]

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