NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/12/2004
Grantor(s): WINNIE F. PENNINGTON, AN UNMARRIED WOMAN
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: $189,000.00
Recording Information: Book 1987 Page 170 Instrument 00012684
Property County: Van Zandt
Property:

FILED FOR RECORD
2018 NOV 29 PM 1:17
PAM PEARMAN
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP.

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE M.G. CAZENOVA SURVEY ABSTRACT NO. 129, VAN ZANDT COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 37.5123 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT BY DEED RECORDED IN VOLUME 1131, PAGE 642 OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING FROM THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 37.5123 ACRE TRACT LOCATED IN COUNTY ROAD NO. 2908;
THENCE ALONG AN EXISTING OILED ROAD SOUTH 84 DEG. 02 MIN. 40 SEC. WEST 519.10 FEET AND NORTH 78 DEG. 00 MIN. 00 SEC. WEST 661.70 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE PLACE OF BEGINNING;
THENCE CONTINUING WITH SAID OILED ROAD SOUTH 77DEG. 00 MIN. 00 SEC. WEST 170.24 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE NORTH 05 DEG. 00 MIN 00 SEC. WEST 258.39 FEET TO A SET 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE NORTH 77 DEG. 00 MIN. 00 SEC. EAST 170.24 FEET TO A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 05 DEG. 80 MIN. 00 SEC. EAST 258.39 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND.
IN ADDITION TO THE ABOVE DESCRIBED TRACT(S) THERE IS FURTHER CONVEYED THE FOLLOWING DESCRIBED EASEMENT FOR ROADWAY AND UTILITY PURPOSES.
ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE M.G. CAZENOVA SURVEY ABSTRACT NO. 129, VAN ZANDT COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 37.5123 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT BY DEED RECORDED IN VOLUME 1131, PAGE 642 OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 37.5123 ACRE TRACT LOCATED IN COUNTY ROAD NO. 2908;
THENCE ALONG AN EXISTING OILED ROAD SOUTH 84 DEG. 02 MIN. 40 SEC. WEST 519.10 FEET AND NORTH 78 DEG. 00 MIN. 00 SEC. WEST 661.70 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF A 1.00 ACRE TRACT SURVEYED THIS DATE;
THENCE WITH THE EAST LINE OF SAID 1.00 ACRE TRACT NORTH 05 DEG. 00 MIN. 00 SEC. WEST 31.37 FEET TO THE NORTHWEST CORNER OF THIS TRACT;
THENCE WITH THE NORTH LINE OF THIS EASEMENT SOUTH 78 DEG. 00 MIN. 00 SEC. EAST 666.16 FEET AND NORTH 84 DEG. 02 MIN. 37 SEC. EAST 506.92 TO THE NORTHEAST CORNER OF THIS TRACT LOCATED IN SAID COUNTY ROAD NO. 2908;
THENCE WITH SAID COUNTY ROAD SOUTH 19 DEG. 50 MIN. 00 SEC. EAST 30.9 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.81 ACRES OR LAND.
BEING A PART OF THE SAME LAND IN QUITCLAIM DEED DATED OCTOBER, 24, 1987, FORM ANITA KAY PENNINGTON PRICE TO WINNIE F. PENNINGTON, RECORDED IN VOLUME 1131, PAGE 642, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS.

Reported Address: 1692 VAN ZANDT COUNTY ROAD 2908, EUSTACE, TX 75124

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Current Beneficiary: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Wednesday, the 2nd day of January, 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.