

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

**DEED OF TRUST INFORMATION:**

**Date:** 05/26/2004  
**Grantor(s):** CHARLES W. BOWEN, JR. AND BELINDA KAY BOWEN, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A NOMINEE FOR COMMUNITY HOME LOAN, INC., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$140,298.00  
**Recording Information:** Book 367 Page 138 Instrument 00000794  
**Property County:** Carson  
**Property:**

2017 NOV 1 9AM 9  
FILED  
COUNTY CLERK  
CARSON COUNTY TEXAS

A 11.19 ACRE TRACT OF LAND, BEING LOTS 9 AND 10 OF 140 COUNTRY EAST UNIT NO. 1, AMENDED, A SUBDIVISION OF A PART OF SECTION 24, BLOCK B-4, H. AND G.N. R.R. COMPANY SURVEY, CARSON COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 2, PAGE 12 OF THE PLAT RECORDS, CARSON COUNTY, TEXAS, SAID 11.91 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: THE POINT OF BEGINNING IS A 1/2" X 24" REBAR METAL STAKE WITH A RED-PLASTIC CAP MARKED "KELLEY-RPS-1583", (SUCH TYPE STAKE WITH SUCH TYPE CAP AND MARKINGS HEREFTER BEING REFERRED TO AS A K-CAP), SET AT THE SOUTHWEST CORNER OF THIS TRACT, WHENCE, THE SOUTHWEST CORNER OF SAID SECTION 24 BEARS S 0 DEGREES 01' 30" W, FOR A DISTANCE OF 710.00 FEET AND N 89 DEGREES 58' 30", FOR A DISTANCE OF 3326.00 FEET; THENCE N 0 DEGREES 01' 30" E, PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION 24, FOR A DISTANCE OF 812.91 FEET TO A 1/2" CHANNEL IRON PIN FOUND AT THE NORTHWEST CORNER OF THIS TRACT; THENCE S 86 DEGREES 46' 50" E, ALONG THE SOUTHERLY R-O-W OF THE C.R.I. AND P.R.R. FOR A DISTANCE OF 671.58 FEET TO A 1/2" CHANNEL IRON PIN FOUND AT THE NORTHEAST CORNER OF THIS TRACT; THENCE S 0 DEGREES 01' 30" W, PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION 24 A DISTANCE OF 345.49 FEET TO A K-CAP SET FOR A CORNER; THENCE WESTERLY ON A NONTANGENT CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 0 DEGREES 01' 30", 50.00 FEET, FOR AN ARC DISTANCE OF 124.90 FEET TO A K-CAP FOR A CORNER; THENCE S 0 DEGREES 01' 30" W, PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION 24 FOR A DISTANCE OF 340.00 FEET TO A K-CAP SET AT THE SOUTHEAST CORNER OF THIS TRACT; THENCE N 89 DEGREES 58' 30" W, PARALLEL TO THE SOUTH LINE OF SAID SECTION 24 FOR A DISTANCE OF 640.54 FEET TO THE POINT TO BEGINNING; SAID TRACT CONTAINS 11.91 ACRES OF LAND.

**Reported Address:** 485 COUNTY ROAD #2, PANHANDLE, TX 79068

**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 February, 2018  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** AT THE FRONT STEPS ON THE EAST SIDE OF THE COURTHOUSE in Carson County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Carson County Commissioner's Court.

**Substitute Trustee(s):** Ronnie Heck, Shannon Heck, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Kristie Alvarez, Cary Corenblum, Matt Hansen, Aleena Litton, Charles Green, Michael Burns, Braden Barnes, 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 Ronnie Heck, Shannon Heck, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Kristie Alvarez, Cary Corenblum, Matt Hansen, Aleena Litton, Charles Green, Michael Burns, Braden Barnes, 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. Ronnie Heck, Shannon Heck, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Kristie Alvarez, Cary Corenblum, Matt Hansen, Aleena Litton, Charles Green, Michael Burns, Braden Barnes, 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,

Buckley Madole, P.C.

A handwritten signature in black ink, appearing to read "Sam Bauer". The signature is written in a cursive, somewhat stylized font.

**AFFIDAVIT OF POSTING**

THE STATE OF TEXAS

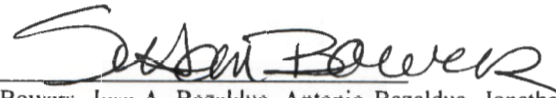
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COUNTY OF CARSON

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Pursuant to the applicable provisions of Texas law, I, Susan Bowers, Jose A. Bazaldua, Antonio Bazaldua, Jonathan Bowers, Glandeen Shenk, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe on the 16<sup>th</sup> day of November, 2017 on behalf of and at the specific instruction and request of Wells Fargo Bank, NA did file a Notice of Trustees Sale with the County Clerk of Carson County, Texas and did post a like Notice at the designated location at the Courthouse of Carson County, Texas. The land described in the Notice of Trustee's Sale is located in Carson County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: November 16, 2017

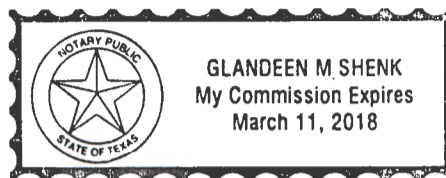
  
Susan Bowers, Jose A. Bazaldua, Antonio Bazaldua, Jonathan Bowers, Glandeen Shenk, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Susan Bowers, Jose A. Bazaldua, Antonio Bazaldua, Jonathan Bowers, Glandeem Shenk, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she posted and filed this notice in accordance with the requirements of the Texas Property Code and the applicable security instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 10<sup>th</sup> day of November, 2017

Glandeem M. Shenk  
Notary Public in and for the State of Texas

My commission expires: 3/11/2018



**Exhibit "A"**

A 11.19 ACRE TRACT OF LAND, BEING LOTS 9 AND 10 OF I-40 COUNTRY EAST UNIT NO. 1, AMENDED, A SUBDIVISION OF A PART OF SECTION 24, BLOCK B-4, H. AND G.N. R.R. COMPANY SURVEY, CARSON COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 2, PAGE 12 OF THE PLAT RECORDS, CARSON COUNTY, TEXAS, SAID 11.91 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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**Return to:**Buckley Madole, P.C. , 14841 Dallas Parkway, Suite 425, Dallas, TX 75254