

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/10/2005
Grantor(s): JOSHUA O. SIRMANS AND SPOUSE, ALANA B. SIRMANS
Original Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION
Original Principal: \$85,557.00
Recording Information: Book 407 Page 52 Instrument 00001304
Property County: Carson
Property: ALL OF LOTS TWENTY-FIVE (25), TWENTY-SIX (26) IN BLOCK ONE (1) OF THE HARRAH SUBDIVISION OF PLOTS NOS. 63, 64, 70 AND 77, SUBURBS OF WHITE DEER, CARSON COUNTY, TEXAS.
Reported Address: 832 TEXAS STREET, WHITE DEER, TX 79097

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 7th day of August, 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 commonly designated by the Carson County Commissioner's Court.
Substitute Trustee(s): Ronnie Heck, Shannon Heck, Ramiro Cuevas, Frederick Britton, Kristie Alvarez, Cary Corenblum, Charles Green, Patty Brooks, J.C. Brooks, Carletta White, Susan Bowers, Jose A. Bazaldua, Antonio Bazaldua, 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 Ronnie Heck, Shannon Heck, Ramiro Cuevas, Frederick Britton, Kristie Alvarez, Cary Corenblum, Charles Green, Patty Brooks, J.C. Brooks, Carletta White, Susan Bowers, Jose A. Bazaldua, Antonio Bazaldua, 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. Ronnie Heck, Shannon Heck, Ramiro Cuevas, Frederick Britton, Kristie Alvarez, Cary Corenblum, Charles Green, Patty Brooks, J.C. Brooks, Carletta White, Susan Bowers, Jose A. Bazaldua, Antonio Bazaldua, 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.

2018 MAY 24 PM 2 39
FILED
CARSON COUNTY, TEXAS
CLERK OF DISTRICT COURT

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, Susan Bowers, Jose A. Bazaldua, Antonio Bazaldua, Jonathan Bowers, Glandeen Shenk, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez on the 24th day of May, 2018 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: May 24, 2018

Susan Bowers
Susan Bowers, Jose A. Bazaldua, Antonio Bazaldua, Jonathan Bowers, Glandeen Shenk, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Susan Bowers, Jose A. Bazaldua, Antonio Bazaldua, Jonathan Bowers, Glandeen Shenk, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez 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 24 day of May, 2018

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

My commission expires: 3/11/2022

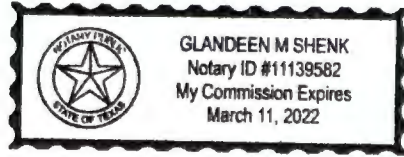


Exhibit "A"

ALL OF LOTS TWENTY-FIVE (25), TWENTY-SIX (26) IN BLOCK ONE (1) OF THE HARRAH SUBDIVISION OF PLOTS NOS. 63, 64, 70 AND 77, SUBURBS OF WHITE DEER, CARSON COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254