

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 09/25/2015
Grantor(s): JOE M. ESTRADA AND CLARISSA L. ESTRADA, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$112,917.00
Recording Information: Book 496 Page 633 Instrument 2015-02800
Property County: Jackson
Property: BEING A 0.29 ACRE TRACT OF LAND, AND BEING ALL OF LOT 2 AND PART OF LOT 3, BLOCK 53 OF THE ORIGINAL TOWN OF VANDERBILT, JACKSON COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 0.289 ACRE TRACT OF LAND, DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN DATED MARCH 20, 2000 FROM JEFFERY L. DUBOSE AND VALERIE N. DUBOSE, HUSBAND AND WIFE TO (JOE) JOSE TELLEZ AND CARRIE TELLEZ, HUSBAND AND WIFE, RECORDED IN VOLUME 157, PAGE 529 OF THE DEED RECORDS OF JACKSON COUNTY, TEXAS, SAID 0.29 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT AN EXISTING 5/8 INCH STEEL ROD IN THE NORTHEAST RIGHT-OF-WAY LINE OF PRAIRIE STREET, AND IN THE SOUTHWEST LINE OF SAID BLOCK 53, AND AT THE SOUTH CORNER OF LOT 1 OF SAID BLOCK 53, AND AT THE WEST CORNER OF SAID LOT 2, SAID CALLED 0.289 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2, NORTH 45 DEGREES 47'55" EAST, FOR A DISTANCE OF 140.00 FEET TO A POINT IN THE SOUTHWEST RIGHT-OF-WAY LINE OF A 20 FOOT ALLEY, AND AT THE EAST CORNER OF SAID LOT 1, AND AT THE NORTH CORNER OF SAID LOT 2, SAID CALLED 0.289 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE SOUTHWEST LINE OF SAID 20 FOOT ALLEY, SOUTH 44 DEGREES 10'00" EAST, FOR A DISTANCE OF 90.00 FEET TO A POINT IN THE NORTHEAST LINE OF THE AFOREMENTIONED LOT 3, AND AT THE EAST CORNER OF SAID CALLED 0.289 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
THENCE, ACROSS SAID LOT 3, SOUTH 45 DEGREES 47'55" WEST, FOR A DISTANCE OF 140.00 FEET TO AN EXISTING 5/8 INCH STEEL ROD IN THE NORTHEAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED PRAIRIE STREET, AND AT THE SOUTH CORNER OF SAID CALLED 0.289 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, FROM WHICH AN EXISTING 1/2 INCH STEEL ROD BEARS SOUTH 69 DEGREES 56'48" WEST, A DISTANCE OF 1.49 FEET FOR REFERENCE, AND FROM WHICH AN EXISTING 1/2 INCH STEEL ROD AT THE SOUTH CORNER OF THE AFOREMENTIONED BLOCK 53 BEARS SOUTH 44 DEGREES 10'00" EAST, A DISTANCE OF 160.00 FEET FOR REFERENCE;
THENCE, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID PRAIRIE STREET, NORTH 44 DEGREES 10'00" WEST, (BASIS OF BEARINGS) FOR A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING CONTAINING, WITHIN THESE METES AND BOUNDS 0.29 ACRES MORE OR LESS.

Reported Address: 159 PRAIRIE ST, VANDERBILT, TX 77991

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 4th day of June, 2019
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE DOWNSTAIRS MAIN LOBBY AT THE FRONT DOOR OF THE COURTHOUSE FACING MAIN STREET in Jackson County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Jackson County Commissioner's Court.
Substitute Trustee(s): Megan Randle, Ebbie Murphy, Aarti Patel, Maryna Danielian, Pamela Thomas, Dylan Ruiz, 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 Megan Randle, Ebbie Murphy, Aarti Patel, Maryna Danielian, Pamela Thomas, Dylan Ruiz, 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

