

JAN 17 2019

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE
(TO BE RECORDED)**

DEED OF TRUST INFORMATION:

Date: 09/11/2008
Grantor(s): DAVID WELDON KESINGER AND WIFE, NADINE KUTTERT KESINGER
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR HOMETRUST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$117,450.00
Recording Information: Instrument 2008-00248456
Property County: Angelina
Property: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT 9, BLOCK 2, QUAIL RIDGE SUBDIVISION-SECTION III, TO THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET D, SLIDE 7-A, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.
Reported Address: 414 BOBWHITE DRIVE, HUDSON, TX 75904

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 2nd day of April, 2019
Time of Sale: 1:00PM or within three hours thereafter
Place of Sale: The Angelina County Courthouse Annex 606 East Lufkin Ave, Lufkin, TX in the hallway outside the Commissioner's Courtroom adjacent to the Atrium; or the front steps of the main entrance to the Angelina County Courthouse if the Courtroom is closed for holidays or elections. in Angelina County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Angelina County Commissioner's Court.
Substitute Trustee(s): Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Stephanie Kohler, Catrena Ward, Reid Ruple, 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 Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Stephanie Kohler, Catrena Ward, Reid Ruple, 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. Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Stephanie Kohler, Catrena Ward, Reid Ruple, 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.

Sheryl LaMont
Sheryl LaMont 01-17-19

Sheryl LaMont

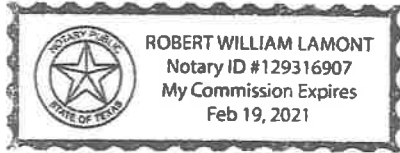
Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston,
Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Sammy
Hooda, or Suzanne Suarez

STATE OF TEXAS

COUNTY OF BRETT

This instrument was acknowledged before me on this 17 day of January, 2019 by , ~~Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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 17 day of January, 2019.



Robert William LaMont
Notary Public in and for the State of Texas

My commission expires: Feb. 19, 2021

After Recording Return To:

Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425
Dallas, TX 75254
Attn: Foreclosure Department