

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 09/10/2002
Grantor(s): WALLACE K. REED AND DEBORAH E. REED
Original Mortgagee: HOME CAPITAL INC., A GEORGIA CORPORATION
Original Principal: \$328,000.00
Recording Information: Book 2002184 Page 04991 Instrument 1997892
Property County: Dallas
Property:

LOT 9, IN BLOCK A, OF THE FAIRWAYS AT RIVERCHASE, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 93056, PAGE 2367, PLAT ATTACHED TO AND MADE A PART OF STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE.

A.P.N. #: 18-00179-00A-009-0000

Reported Address: 1522 COVENTRY COURT, COPPELL, TX 75019

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 1st day of May, 2018
Time of Sale: 10:00 AM or within three hours thereafter.

Place of Sale: AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG in Dallas County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.

Substitute Trustee(s): Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Francesca Ortolani, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, 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 Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Francesca Ortolani, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, 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. Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Francesca Ortolani, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, 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,

Bonial & Associates, P.C. f/k/a Buckley Madole, P.C.

FILED
2018 JAN 25 PM 3:15
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

436H

620

CAUSE NO. DC-13-09020

**IN RE: ORDER FOR FORECLOSURE
CONCERNING 1522 COVENTRY
COURT, COPPELL, TX 75019
UNDER TEX. R. CIV. PROC. 736**

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IN THE DISTRICT COURT

PETITIONER:

DALLAS COUNTY, TEXAS

**MONUMENT STREET FUNDING-II,
LLC**

RESPONDENT(S):

**DEBORAH E. REED, WALLACE K.
REED**

160TH DISTRICT COURT

AGREED ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's application for an expedited order allowing foreclosure under Rule 736, and the agreement of the Parties. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

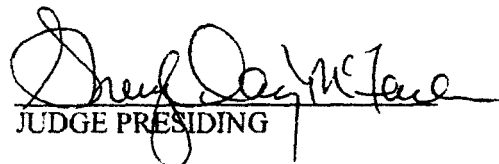
Deborah Reed, whose last known address is 1522 Coventry Court, Coppel, Texas, 75019-3791; and

Wallace Reed, whose last known address is 1522 Coventry Court, Coppel, Texas, 75019-3791.
3. The property that is the subject of this foreclosure proceeding is commonly known as 1522 Coventry Court, Coppel, Texas, 75019 with the following legal description:

LOT 9, IN BLOCK A, OF THE FAIRWAYS AT RIVERCHASE, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 93056, PAGE 2367, PLAT ATTACHED TO AND MADE A PART OF STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE.
A.P.N. #: 18-00179-00A-009-0000

4. The lien to be foreclosed is indexed or recorded at Volume: 2002184, Page: 04991, Instrument Number: 1997892 and recorded in the real property records of Dallas County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's order under Texas Rules of Civil Procedure 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed *on or after March 1, 2016*.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

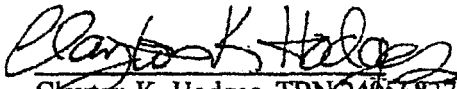
SIGNED this 15 day of Dec., 2015.


JUDGE PRESIDING

AGREED AS TO FORM AND CONTENT:



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