

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
MAY 16 P 12:59

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

**DEED OF TRUST INFORMATION:**

**Date:** 12/19/2007  
**Grantor(s):** AMANDA KIGHT, A SINGLE WOMAN & GAYL FRED REULECKE AND DEBRA REULECKE, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR REALTY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$41,769.00  
**Recording Information:** Book 1523 Page 523 Instrument 00011913  
**Property County:** Hill  
**Property:**

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING A PART OF LOT 7 AND ALL OF LOT 8, BLOCK 3 OF THE CEDAR CREST COLONY SUBDIVISION ON LAKE WHITNEY, ACCORDING TO PLAT RECORDED IN VOLUME 162, PAGE 79 OF THE DEED RECORDS OF HILL COUNTY, SAID LAND IS A PART OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM KENNETH K. KELLOUGH TO JOHNNIE L. HOLLEY RECORDED IN VOLUME 744, PAGE 20 OF THE DEED RECORDS OF HILL COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET IN THE NORTH LINE OF LAKESHORE TRAIL FOR THE SOUTHEAST CORNER OF SAID LOT 8 AND FOR THE SOUTHEAST CORNER OF THIS;

THENCE WITH THE NORTH LINE OF LAKESHORE TRAIL, N 50 DEGREES 22' 40" W 96.76 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 7 AND N 37 DEGREES 44' 43" W 86.53 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF SAID LOT 7 FOR THE SOUTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO MARGARET SKALBERG RECORDED IN VOLUME 716, PAGE 657 OF THE DEED RECORDS OF HILL COUNTY AND FOR THE SOUTHWEST CORNER OF THIS;

THENCE N 54 DEGREES 51' 23" E 77.63 FEET TO A 3/8" IRON ROD FOUND IN THE NORTH LINE OF SAID LOT 7 FOR THE NORTHEAST CORNER OF SAID SKALBERG TRACT AND FOR THE NORTHWEST CORNER OF THIS;

THENCE S 42 DEGREES 26' 46" E 77.91 FEET TO A 1/2" IRON ROD SET AND S 48 DEGREES 24' 41" E 65.76 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID LOT 8 AND FOR THE NORTHEAST CORNER OF THIS;

THENCE S 27 DEGREES 07' 39" W 82.78 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.305 ACRES OF LAND.

**Reported Address:** 122 LAKE SHORE TRAIL, WHITNEY, TX 76692

**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 7th day of June, 2016  
**Time of Sale:** 12:00 PM or within three hours thereafter.

**Place of Sale:** AT THE EAST DOOR OF THE COURTHOUSE in Hill County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hill County Commissioner's Court.

**Substitute Trustee(s):** Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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. Tim Lewis, Brenda Wiggs, Der:ise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub , Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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.

