

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

2014 APR 28 AM 11:03

DEED OF TRUST INFORMATION:

Date: 11/21/2008
Grantor(s): PATRICIA DIANE DAVIS, A SINGLE PERSON
Original Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION
Original Principal: \$62,112.00
Recording Information: Book 1576 Page 384 Instrument 00022887
Property County: Hill
Property:

BEING THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND SITUATED IN HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING ALL OF LOTS 12, 13, AND 14 OF THE TRIANGLE PARK SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 513, PAGE 827 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM LEYDEN E. ANDERSON ET UX, LENORA J. ANDERSON TO DENNIS W. EARLS RECORDED IN VOLUME 1096, PAGE 62 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE WEST LINE OF EAST LANE (STREET) FOR THE NORTHEAST CORNER OF SAID LOT 12 AND FOR THE NORTHEAST CORNER OF THIS;

THENCE WITH THE WEST LINE OF EASY LANE, S36 DEGREES 16'55"W, AT 201.23 FEET PASSING A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 13 AND FOR THE NORTHEAST CORNER OF SAID LOT 14, IN ALL A DISTANCE OF 302.10 FEET TO A 3/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 14 AND FOR THE SOUTHEAST CORNER OF THIS;

THENCE N60 DEGREES 37'08"W 101.41 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 14 AND FOR THE SOUTHWEST CORNER OF THIS;

THENCE N30 DEGREES 00'00"E, AT 99.77 FEET PASSING A RAILROAD SPIKE FOUND FOR THE NORTHWEST CORNER OF SAID LOT 14 AND FOR THE SOUTHWEST CORNER OF SAID LOT 13, IN ALL A DISTANCE OF 299.79 FEET TO A RAILROAD SPIKE FOUND FOR THE NORTHWEST CORNER OF SAID LOT 12 AND FOR THE NORTHWEST CORNER OF THIS;

THENCE S60 DEGREES 40'32"E 134.47 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.811 ACRES OF LAND.

Reported Address: 121 EASY LANE, 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 3rd day of June, 2014
Time of Sale: 01:00 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 or Angela Lewis or Cecil Kester or Brian Jackson or Lori Garner or Donna Stockman or David Stockman, 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 or Angela Lewis or Cecil Kester or Brian Jackson or Lori Garner or Donna Stockman or David Stockman, 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 or Angela Lewis or Cecil Kester or Brian Jackson or Lori Garner or Donna Stockman or David Stockman, 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.