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NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2014 SEP 15 AM 11:28

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/25/2009
Grantor(s): KERRIE A MULLINS AND JAMES E. MULLINS WIFE AND HUSBAND
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CORNERSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$55,453.00
Recording Information: Book 1591 Page 771 Instrument 00026241
Property County: Hill

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING A PART OF LOT 110 AND ALL OF LOT 111 OF THE BLUEBONNET RIDGE SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 439, PAGE 2 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM LUIS CHARLES LAFAVOR TO ROBERT E. COLE AND ROBERTA COLE RECORDED IN VOLUME 942, PAGE 783 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE EAST LINE OF SUN FLOWER LANE FOR THE SOUTHWEST CORNER OF SAID LOT 111 AND FOR THE SOUTHWEST CORNER OF THIS. THENCE WITH THE EAST LINE OF SUN FLOWER LANE N 11 DEGREES 50' 00" W, AT 50.00 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 111, IN ALL A DISTANCE OF 74.95 FEET TO A 1/2" IRON ROD SET IN THE WEST LINE OF SAID LOT 110 FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO ANNA M. BENSON RECORDED IN VOLUME 684, PAGE 87 OF THE DEED RECORDS OF HILL COUNTY AND FOR THE NORTHWEST CORNER OF THIS; THENCE N 77 DEGREES 56' 36" E 100.00 FEET TO A 1/2" IRON ROD FOUND AT A FENCE CORNER IN THE EAST LINE OF SAID LOT 110 FOR THE SOUTHWEST CORNER OF SAID BENSON TRACT AND FOR THE NORTHEAST CORNER OF THIS; THENCE S 12 DEGREES 00' 00" E 74.96 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 111 AND FOR THE SOUTHWEST CORNER OF THIS; THENCE S 77 DEGREES 56' 44" W 100.22 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.172 ACRES OF LAND.

Reported Address: 126 SUNFLOWER LANE, WHITNEY, TX 76692-7587

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, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of October, 2014
Time of Sale: 1:00 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 Denise Boerner or Brenda Wiggs 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 Denise Boerner or Brenda Wiggs 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 Denise Boerner or Brenda Wiggs 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.

A handwritten signature in black ink, appearing to be "A. Madole", written over the typed name "Buckley Madole, P.C.".