

143

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

2014 DEC 15 AM 8:34

DEED OF TRUST INFORMATION:

Date: 10/12/2006
Grantor(s): ALVA D. MOORE AND SPOUSE, NANCY ELIZABETH MOORE
Original Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION
Original Principal: \$436,050.00
Recording Information: Book 1447 Page 0043 Instrument 11977
Property County: Hill
Property:

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN THE J. P. MORRISON SURVEY A-649 IN HILL COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN 82.9 ACRE TRACT DESCRIBED IN A DEED FROM L. T. MITCHELL ET UX, MINNIE J. MITCHELL TO R. B. GRAY RECORDED IN VOLUME 194, PAGE 570 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN 2.0 ACRE TRACT DESCRIBED IN A DEED FROM LYNN B. GRAY, ET AL TO JOE FRANK DIVIN ET UX, DOLORES A. DIVIN RECORDED IN VOLUME 563, PAGE 548, ALL THAT CERTAIN 25.0 ACRE TRACT DESCRIBED IN A CONTRACT OF SALE AND PURCHASE FROM THE VETERANS LAND BOARD OF TEXAS TO JOE FRANK DIVIN RECORDED IN VOLUME 582, PAGE 72, AND ALL THAT CERTAIN 5.029 ACRE TRACT DESCRIBED IN A DEED FROM LYNN B. GRAY, ET AL TO JOE FRANK DIVIN RECORDED IN VOLUME 582, PAGE 83 OF THE DEED RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND IN THE NORTH LINE OF SAID MORRISON SURVEY, IN THE SOUTH LINE OF THE MOSES HURLEY SURVEY A-388, IN THE SOUTH LINE OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO R. B. GRAY RECORDED IN VOLUME 99, PAGE 84 OF THE DEED RECORDS OF HILL COUNTY, AND AT A BEND IN HCR #4242 (CLOSED) FOR THE NORTHWEST CORNER OF SAID 82.9 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 25.0 ACRE TRACT, AND FOR THE NORTHWEST CORNER OF THIS:

THENCE WITH THE SOUTH LINE OF SAID HURLEY SURVEY, WITH THE NORTH LINE OF SAID MORRISON SURVEY, WITH THE SOUTH LINE OF SAID GRAY TRACT, WITH THE NORTH LINE OF SAID 82.9 ACRE TRACT, AND GENERALLY ALONG THE CENTER OF HCR #4242, N60 DEGREES 21' 32"E 1082.22 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF THAT CERTAIN 19.97 ACRE TRACT DESCRIBED IN A DEED TO JOE F. DIVIN RECORDED IN VOLUME 1342, PAGE 775 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, FOR THE NORTHEAST CORNER OF SAID 25.0 ACRE TRACT, AND FOR THE NORTHEAST CORNER OF THIS;

THENCE S 14 DEGREES 59'26"E 1118.80 FEET TO A 3/8" IRON ROD FOUND AND S 10 DEGREES 06'34"E 569.47 FEET TO A 5/8" IRON ROD FOUND FOR AN INSIDE ELL CORNER OF SAID 19.97 ACRE TRACT, FOR THE SOUTHEAST CORNER OF SAID 5.029 ACRE TRACT, AND FOR THE SOUTHEAST CORNER OF THIS;

THENCE GENERALLY ALONG A FENCE AND WITH THE EXTENSION THEREOF, S 60 DEGREES 15'18"W, AT 585.39 FEET PASSING A 1/2" IRON ROD SET FOR REFERENCE, IN ALL A DISTANCE OF 605.39 FEET TO A 3/8" IRON ROD FOUND IN THE CENTER OF HCR #4242 (OPEN AT THIS POINT) AND IN THE WEST LINE OF SAID 82.9 ACRE TRACT FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID 19.97 ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID 2.0 ACRE TRACT, AND FOR THE SOUTHWEST CORNER OF THIS;

THENCE GENERALLY ALONG THE CENTER OF HCR #4242, N 29 DEGREES 45'50"W 1620.22 FEET TO THE PLACE OF BEGINNING, CONTAINING 31.993 ACRES OF LAND, OF WHICH APPROXIMATELY 0.096 ACRES IS CURRENTLY USED AS A PUBLIC ROAD.

Reported Address: 540 HCR 4242, HILLSBORO, TX 76645

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-2

Mortgage Servicer: Wells Fargo Bank, N. A.

Current Beneficiary: HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-2

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of January, 2015

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 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.

