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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2016 JAN 25 ASL: 10

DEED OF TRUST INFORMATION:

Date: 10/29/2008
Grantor(s): JERRY D. SOUTHER, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A NOMINEE FOR RIVERBEND BANK DBA RIVERBEND MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$52,639.00
Recording Information: Book 1573 Page 536 Instrument 00022279
Property County: Hill
Property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED AS A PART OF LOT 69 AND LOT 70 OF THE CRAIG ADDITION, AN ADDITION TO THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, RECORDED IN VOLUME 26, PAGE 532 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, IN THE DEED DATED MAY 13, 2008, FROM WELLS FARGO BANK, N.A., A CORPORATION IN THE COUNTY OF YORK, AND THE STATE OF SOUTH CAROLINA, TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, RECORDED IN VOLUME 1552, PAGE 790 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" STEEL REBAR FOUND AT A CORNER, BEING THE NORTHEAST CORNER OF SAID SECRETARY OF HOUSING AND URBAN DEVELOPMENT TRACT, AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED DATED AUGUST 20, 1998, TO JOHN R. PATTON AND WIFE, SHAUNA L. PATTON, RECORDED IN VOLUME 986, PAGE 833 OF SAID OFFICIAL PUBLIC RECORDS, IN THE SOUTH LINE OF CRAIG STREET (60" R.O.W.), THE NORTHEAST CORNER OF THIS TRACT, FROM WHICH A 1/2" STEEL REBAR FOUND AT THE NORTHEAST CORNER OF SAID PATTON TRACT, AT THE INTERSECTION OF THE SOUTH LINE OF SAID CRAIG STREET AND THE WEST LINE OF IVY STREET BEARS NORTH 88 DEGREES 49 MINUTES 28 SECONDS EAST, A DISTANCE OF 97.93 FEET, THE NORTHEAST CORNER OF SAID LOT 70;

THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS EAST (DIRECTIONAL CONTROL LINE) ALONG THE COMMON LINE BETWEEN SAID SECRETARY OF HOUSING AND URBAN DEVELOPMENT TRACT AND SAID PATTON TRACT, GENERALLY ALONG A FENCE LINE, A DISTANCE OF 159.99 FEET TO A "MAG" NAIL FOUND IN CONCRETE AT A FENCE CORNER POST IN THE NORTH LINE OF AN ALLEY, AT THE SOUTHEAST CORNER OF SAID SECRETARY OF HOUSING AND URBAN DEVELOPMENT TRACT, THE SOUTHWEST CORNER OF SAID PATTON TRACT, THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89 DEGREES 44 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECRETARY OF HOUSING AND URBAN DEVELOPMENT TRACT AND THE NORTH LINE OF SAID ALLEY, GENERALLY ALONG A FENCE LINE, A DISTANCE OF 56.96 FEET TO A 1/2" STEEL REBAR FOUND AT A CORNER, THE SOUTHWEST CORNER OF SAID SECRETARY OF HOUSING AND URBAN DEVELOPMENT TRACT, THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED DATED OCTOBER 10, 1996, TO LAURALEE KIELY VALLON AND JEFFREY PAUL VALLON, RECORDED IN VOLUME 909, PAGE 728 OF SAID OFFICIAL PUBLIC RECORDS, THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00 DEGREES 27 MINUTES 43 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID SECRETARY OF HOUSING AND URBAN DEVELOPMENT TRACT AND SAID VALLON TRACT, A DISTANCE OF 160.00 FEET TO A 1/2" STEEL REBAR FOUND AT A CORNER, THE NORTHWEST CORNER OF SAID SECRETARY OF HOUSING AND URBAN DEVELOPMENT TRACT, THE NORTHEAST CORNER OF SAID VALLON TRACT, IN THE SOUTH LINE OF SAID CRAIG STREET, THE NORTHWEST CORNER OF THIS TRACT, FROM WHICH A 5/8" STEEL REBAR FOUND AT THE NORTHWEST CORNER OF SAID VALLON TRACT BEARS SOUTH 89 DEGREES 40 MINUTES 39 SECONDS WEST, A DISTANCE OF 70.11 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID SECRETARY OF HOUSING AND URBAN DEVELOPMENT TRACT AND THE SOUTH LINE OF SAID CRAIG STREET, A DISTANCE OF 55.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.21 ACRE OF LAND AS SURVEYED ON THE GROUND ON OCTOBER 08, 2008, BY SZURGOT AND PEEDE LAND SURVEYORS, LTD.

Reported Address: 314 CRAIG STREET, 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: 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 1st day of March, 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, 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, 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.

