

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

2014 APR 28 AM 11:03

DEED OF TRUST INFORMATION:

Date: 12/07/2006
Grantor(s): DAVID B. MOORHEAD AND DEANNA L. MOORHEAD, HUSBAND AND WIFE AND BOBBY J. GODBEY, A MARRIED MAN JOINED HEREIN BY GLENDA GODBEY
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERICAN SOUTHWEST MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$102,053.00
Recording Information: Book 1457 Page 0528 Instrument 013928 ; re-filed under Book 1464 Page 0205 Instrument 000776
Property County: Hill
Property:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE TYLER COUNTY SCHOOL LAND SURVEY ABSTRACT 893, HILL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 161.29 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 1332, PAGE 267 OF THE DEED RECORDS OF HILL COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THIS TRACT N 60 DEGREES 08'07" E 327.55 FEET FROM THE NORTHWEST CORNER OF THE ABOVE MENTIONED 161.29 ACRE TRACT LOCATED IN THE CENTERLINE OF HILL COUNTY ROAD NO. 3241; WITNESS: S 29 DEGREES 51'53" E 20.0 FEET, A SET 1/2" IRON ROD.

THENCE WITH SAID CENTERLINE N 60 DEGREES 08'07" E 179.04 FEET TO THE NORTHEAST CORNER OF THIS TRACT; WITNESS: S 29 DEGREES 51'53" E 20.0 FEET, A SET 1/2" IRON ROD.

THENCE S 29 DEGREES 51'53" E 266.88 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 64 DEGREES 23'12" W 179.54 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 29 DEGREES 51'53" W 253.57 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.07 ACRES OF LAND.

Reported Address: 1084 HCR 3241, HUBBARD, TX 76648

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.