

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 01/26/2006  
**Grantor(s):** MURIEL STICKLES, A SINGLE PERSON  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$214,500.00  
**Recording Information:** Book 1419 Page 402 Instrument 2156  
**Property County:** Hunt  
**Property:**

**TRACT ONE:**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MOONEY WEATHERFORD SURVEY ABSTRACT NO. 1108 HUNT COUNTY, TEXAS AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN A DEED FROM JOAN FRANCES GRAVES TO L.P. BLOODWORTH AS RECORDED IN VOLUME 1104, PAGE 495 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "STOVALL & ASSOC" FOUND (HEREINAFTER CALLED 1/2" IRON ROD WITH CAP FOUND) FOR CORNER IN THE CENTER OF COUNTY ROAD NO. 3325 AT THE SOUTHWEST CORNER OF THE ABOVE CITED GRAVES TRACT.

THENCE N 02 DEGREES 31'44" E WITH THE WEST LINE OF SAID TRACT 1, PASSING A 3/8" IRON ROD FOUND FOR WITNESS AT A DISTANCE OF 21.62 FEET, AND CONTINUING WITH THE WEST LINE OF SAID TRACT 1 FOR A TOTAL DISTANCE OF 209.35 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID TRACT 1.

THENCE S 88 DEGREES 17'41" E WITH THE NORTH LINE OF SAID TRACT 1 A DISTANCE OF 416.54 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID TRACT 1

THENCE S 02 DEGREES 31'44" W WITH THE EAST LINE OF SAID TRACT 1, PASSING A 3/8" IRON ROD FOUND FOR WITNESS AT A DISTANCE OF 185.99 FEET, AND CONTINUING WITH THE EAST LINE OF SAID TRACT 1 FOR A TOTAL DISTANCE OF 206.46 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID TRACT 1 IN THE CENTER OF COUNTY ROAD 3325.

THENCE N 88 DEGREES 41'31" W ALONG THE CENTER OF COUNTY ROAD NO. 3325 A DISTANCE OF 416.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.988 ACRES OF LAND, MORE OR LESS

**TRACT TWO: EASEMENT TRACT ONLY:**

ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MOONEY WEATHERFORD SURVEY, ABSTRACT NO. 1108, HUNT COUNTY, TEXAS AND BEING A STRIP OF LAND ACROSS THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN A DEED FROM JOAN FRANCES GRAVES TO L.P. BLOODWORTH AS RECORDED IN VOLUME 1104, PAGE 495 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "STOVALL & ASSOC." FOUND (HEREINAFTER CALLED 1/2" IRON ROD WITH CAP FOUND) FOR CORNER IN THE CENTER OF COUNTY ROAD NO. 3325 AT THE SOUTHWEST CORNER OF THE ABOVE CITED TRACT 1,

THENCE N 02 DEGREES 31'44" E WITH THE WEST LINE OF SAID TRACT 1 PASSING A 3/8" IRON ROD FOUND FOR WITNESS AT A DISTANCE OF 21.62 FEET, AND CONTINUING WITH THE WEST LINE OF SAID TRACT 1 FOR A TOTAL DISTANCE OF 209.35 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID TRACT 1,

THENCE S 88 DEGREES 17'41" E WITH THE NORTH LINE OF SAID TRACT 1 A DISTANCE OF 172.63 FEET TO THE POINT FOR CORNER;

THENCE S 01 DEGREES 42'19" W A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

THENCE N 88 DEGREES 17'41" W A DISTANCE OF 125.35 FEET TO A POINT FOR CORNER;

THENCE S 02 DEGREES 31'44" W A DISTANCE OF 159.00 FEET TO A POINT FOR CORNER IN THE CENTER OF COUNTY ROAD NO. 3325

THENCE N 88 DEGREES 41'31" W ALONG THE CENTER OF COUNTY ROAD NO. 3325 A DISTANCE OF 50.01 FEET AND BEING THE PLACE OF BEGINNING AND CONTAINING 0.381 ACRES OF LAND.

**Reported Address:** 4139 C R 3325, GREENVILLE, TX 75402

FILE FOR RECORD  
 JENNIFER LINDENZWEIG  
 COUNTY CLERK HUNT CO. TX

17 JUN 26 PM 12:20

*[Signature]*  
 BY: DEPUTY

**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 5th day of September, 2017

**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE NORTH STEPS OF THE COURTHOUSE, INCLUDING THE HALLWAY AREA 20 FT INSIDE THE NORTH DOOR ON THE 2ND FLOOR in Hunt County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hunt County Commissioner's Court.  
**Substitute Trustee(s):** Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Braden Barnes, Michael Burns, Thuy Frazier, 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 Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Braden Barnes, Michael Burns, Thuy Frazier, 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. Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Braden Barnes, Michael Burns, Thuy Frazier, 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.