

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/18/2003
Grantor(s): GARY KEITH MCLARRY AND WIFE, CHARLOTTE ELAINE MCLARRY
Original Mortgagee: WELLS FARGO FINANCIAL TEXAS, INC
Original Principal: \$60,610.14
Recording Information: Book 1043 Page 96 Instrument 12478
Property County: Hunt
Property:

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
17 JUN 26 PM 12:20
BY: [Signature]
DEPUTY

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS BEING PART OF THE JOHN DALRYMPLE 119 ACRE SURVEY, PATENT NUMBER 265, VOLUME 3, PAGE 278, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED BY JESSIE BERRY ET AL TO SAMUEL S. HARRINGTON AND WIFE, BY DEED RECORDED IN VOLUME 532, PAGE 546, DEED RECORDS OF HUNT COUNTY, TEXAS;
THENCE NORTH 100 FEET;
THENCE EAST 150 FEET;
THENCE SOUTH 100 FEET;
THENCE WEST 150 FEET TO THE PLACE OF BEGINNING, AND BEING PART OF A 46.8 ACRE TRACT AS ABOVE DESCRIBED. RECORDED IN VOLUME 532, PAGE 546, DEED RECORDS OF HUNT COUNTY, TEXAS.

Reported Address: 1515 S PATTERSON, CAMPBELL, TX 75422

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 Financial Texas, Inc.
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Financial Texas, Inc.

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.

CAUSE NO. 83358

IN RE: ORDER FOR FORECLOSURE
CONCERNING 1515 S PATTERSON,
CAMPBELL, TX 75422 UNDER TEX. R.
CIV. PROC. 736

IN THE DISTRICT COURT

PETITIONER:

WELLS FARGO FINANCIAL TEXAS,
INC.

HUNT COUNTY, TEXAS

RESPONDENT(S):

CHARLOTTE ELAINE MCLARRY,
GARY KEITH MCLARRY

196TH DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is
Charlotte Elaine McLarry, whose last known address is
1515 S. Patterson St, Campbell, TX 75422-2810; and
Gary Keith McLarry, whose last known address is
1515 S. Patterson St, Campbell, TX 75422-2810.
Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as

1515 S PATTERSON, CAMPBELL, TX 75422 with the following legal description:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS BEING PART OF THE JOHN DALRYMPLE 119 ACRE SURVEY, PATENT NUMBER 265, VOLUME 3, PAGE 278, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED BY JESSIE BERRY ET AL TO SAMUEL S. HARRINGTON AND WIFE, BY DEED RECORDED IN VOLUME 532, PAGE 546, DEED RECORDS OF HUNT COUNTY, TEXAS;

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4. The lien to be foreclosed is indexed or recorded at Volume: 1043, Page: 96, Instrument Number: 12478 and recorded in the real property records of Hunt County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 17 day of Feb., 2017



JUDGE PRESIDING