

FILE FOR RECORD
JENNIFER LINDENZMEIG
COUNTY CLERK HUNT CO. TX
2017 JUL 24 PM 1:14
BY [Signature] DEPUTY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE
(TO BE RECORDED)

DEED OF TRUST INFORMATION:

Date: 11/16/2007
Grantor(s): CHRISTI F. WEBSTER, JOINED PRO FORMA CHARLES E. WEBSTER
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, A UTAH CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$55,461.00
Recording Information: Book 1681 Page 195 Instrument 18933
Property County: Hunt
Property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CALLOWAY DAVIS SURVEY ABSTRACT NO. 227, HUNT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM ROBERT LEE SPEIGHT, JR., ET UX, TO JASON D. WHITE, ET UX, AS RECORDED IN VOLUME 310, PAGE 072 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF THE ABOVE CITED TRACT OF LAND, SAID POINT BEING S 87 DEG. 41 MIN. 42 SEC. E. A DISTANCE OF 108.50 FEET FROM A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 15.018 ACRE TRACT OF LAND CONVEYED TO ROBERT LEE SPEIGHT, JR., ET UX, BY DEED RECORDED IN VOLUME 110, PAGE 343 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS;

THENCE N. 00 DEG. 44 MIN. 08 SEC. E. ALONG THE WEST LINE OF SAID "WHITE" TRACT, A DISTANCE OF 804.81 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE CENTERLINE OF COUNTY ROAD NO. 4806, SAID POINT BEING THE NORTHWEST CORNER OF SAID "WHITE" TRACT, SAID POINT ALSO BEING IN THE NORTH LINE OF SAID 15.018 ACRE TRACT:

THENCE S. 88 DEG. 28 MIN. 37 SEC. E. ALONG THE CENTERLINE OF SAID COUNTY ROAD, AND ALONG NORTH LINE OF SAID 15.018 ACRE TRACT, A DISTANCE OF 108.53 FEET TO A 1/2 IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID "WHITE" TRACT:

THENCE S. 00 DEG. 4 MIN. 31 SEC. W. A DISTANCE OF 806.39 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID "WHITE" TRACT, SAID POINT ALSO BEING IN THE SOUTH LINE OF SAID 15.018 ACRE TRACT;

THENCE N. 87 DEG. 38 MIN. 27 SEC. W. ALONG THE SOUTH LINE OF SAID 15.018 ACRE TRACT, A DISTANCE OF 108.47 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.006 ACRES OF LAND, MORE OR LESS.

Reported Address: 5463 CR 4806, LADONIA, TX 75449

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 3rd day of October, 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): Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Jim O'Bryant, 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 Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Jim O'Bryant, 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. Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Jim O'Bryant, 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.