

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 02/27/2012
Grantor(s): RANDON ETHAN DEVILLIER AND ASHLEY R. DEVILLIER, HUSBAND AND WIFE AS COMMUNITY PROPERTY
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$231,966.00
Recording Information: Book 01572 Page 00255 Instrument 01200943
Property County: Freestone
Property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE ISAAC H. REED LEAGUE, ABSTRACT NO. 23, FREESTONE COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 2.486 ACRE LOT 7 AND PART OF THAT CERTAIN CALLED 2.37 ACRE LOT 8 OF WILLOW CREEK FARMS AS RECORDED IN CABINET B, ENVELOPE 32 OF THE PLAT RECORDS OF FREESTONE COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2" IRON ROD (FOUND) FOR THE NORTHWEST CORNER OF THE ABOVE MENTIONED LOT 7, IN THE WEST LINE OF THE ISAAC H. REED LEAGUE, ABSTRACT NO. 23, IN THE EAST LINE OF A CALLED 254.4 ACRE SECOND TRACT SAVE AND EXCEPT 80.610 ACRES CONVEYED TO TONY L. BRACKENS, SR. AND WIFE, SHERRY BRACKENS ON JULY 25, 2003 IN VOLUME 1245, PAGE 22 AND BEING IN THE EAST LINE OF THE E. CLEMENTS SURVEY, ABSTRACT NO. 141, FROM WHICH A 1/2" IRON ROD (FOUND) BEARS SOUTH 01 DEG. 06 MIN. 55 SEC. WEST - 15.20 FT;

THENCE IN A SOUTHEASTERLY DIRECTION WITH THE NORTH LINE OF LOT 7, THE SOUTH LINE OF LOT 6A AND THE SOUTH LINE OF A 50 FT. WIDE LANE AS FOLLOWS: SOUTH 88 DEG. 29 MIN. 28 SEC. EAST A DISTANCE OF 286.07 FT. TO A 1/2" IRON ROD (FOUND) AND SOUTH 88 DEG. 22 MIN. 01 SEC. EAST A DISTANCE OF 305.39 FT TO A 1/2" IRON ROD (FOUND) FOR THE NORTHEAST CORNER OF LOT 7 AND BEING IN THE NORTHWEST LINE OF PRIVATE ROAD NO. 1295 A.K.A. (DOUGLAS LANE);

THENCE IN THE SOUTHWESTERLY DIRECTION WITH THE SOUTHEAST LINE OF LOT 7, THE NORTHWEST LINE OF PRIVATE ROAD NO. 1295 AND WITH A CURVE TO THE LEFT A DISTANCE OF 165.59 FT. WHICH HAS A RADIUS OF 116.60 FT. AND A LONG CHORD OF SOUTH 45 DEG. 29 MIN. 16 SEC. WEST - 152.02 FT TO A 1/2" IRON ROD (FOUND) FOR THE P.T. OF SAID CURVE; THENCE SOUTH 02 DEG. 26 MIN. 40 SEC. WEST WITH THE SOUTHERLY EAST LINE OF LOT 7 AND THE WEST LINE OF PRIVATE ROAD NO. 1295, A DISTANCE OF 91.62 FT. TO A T-BAR (FOUND) FOR THE SOUTHEAST CORNER OF LOT 7 AND BEING THE NORTHEAST CORNER OF LOT 8;

THENCE SOUTH 02 DEG. 07 MIN. 54 SEC. WEST WITH THE EAST LINE OF LOT 8 AND CONTINUING WITH THE WEST LINE OF PRIVATE ROAD NO. 1295, A DISTANCE OF 10.00 FT TO A 1/2" IRON ROD (SET) FOR THE SOUTHEAST CORNER OF THIS TRACT AND BEING THE NORTHEAST CORNER OF A CALLED 2.26 ACRE TRACT CONVEYED TO JASON SCOTT AND WIFE, RACHEL SCOTT ON DECEMBER 30, 2010 IN VOLUME 1570, PAGE 209;

THENCE NORTH 89 DEG. 00 MIN. 14 SEC. WEST WITH THE NORTH LINE OF THE 2.26 ACRE SCOTT TRACT AND ACROSS LOT 8, A DISTANCE OF 481.32 FT. TO A 1/2" IRON ROD (SET) FOR THE SOUTHWEST CORNER OF THIS TRACT, THE NORTHWEST CORNER OF THE 2.26 ACRE SCOTT TRACT, IN THE WEST LINE OF LOT 8, IN THE WEST LINE OF THE ISAAC H. REED LEAGUE, IN THE EAST LINE OF SAID BRACKENS TRACT AND BEING IN THE EAST LINE OF SAID E. CLEMENTS SURVEY, FROM WHICH A 1/2" IRON ROD (FOUND) FOR THE NORTHWEST CORNER OF LOT 8 BEARS NORTH 00 DEG. 43 MIN. 03 SEC. EAST - 10.00 FT AND A 1/2" IRON ROD (FOUND) BEARS NORTH 21 DEG. 39 MIN. 15 SEC. EAST - 0.55 FT;

THENCE NORTH 00 DEG. 43 MIN. 03 SEC. EAST WITH THE WEST LINE OF LOT 8, THE WEST LINE OF LOT 7, THE WEST LINE OF THE ISAAC H. REED LEAGUE, THE EAST LINE OF THE BRACKENS TRACT AND THE EAST LINE OF THE E. CLEMENTS SURVEY, A DISTANCE OF 215.99 FT. TO THE PLACE OF BEGINNING AND CONTAINING 2.44 ACRES OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED ON THE SOUTH LINE OF LOT 8 OF WILLOW CREEK FARMS AS RECORDED IN CABINET B, ENVELOPE 32 OF THE PLAT RECORDS OF FREESTONE COUNTY, TEXAS.

Reported Address: 114 PRIVATE ROAD 1295, FAIRFIELD, TX 75840-5208

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.

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Oct 26, 2015 AT 11:08A
s Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 133655
By: Penney Eubanks, Deputy

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Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of January, 2016
Time of Sale: 11:00AM or within three hours thereafter.

Place of Sale: AT THE FRONT STEPS AT THE SOUTH ENTRANCE OF THE COURTHOUSE in Freestone County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Freestone County Commissioner's Court.

Substitute Trustee(s): Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Aurora Campos, Ramiro Cuevas, Matthew Wolfson, Patrick Zwiers, Kristopher Holub, Aarti Patel, Philip Pierceall, Terry Waters, Logan Thomas, Bruce Miller, 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 Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Aurora Campos, Ramiro Cuevas, Matthew Wolfson, Patrick Zwiers, Kristopher Holub, Aarti Patel, Philip Pierceall, Terry Waters, Logan Thomas, Bruce Miller, 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. Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Aurora Campos, Ramiro Cuevas, Matthew Wolfson, Patrick Zwiers, Kristopher Holub, Aarti Patel, Philip Pierceall, Terry Waters, Logan Thomas, Bruce Miller, 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.

Sheryl LaMont
10-26-15

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