

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Aug 10, 2015 AT 12:50P
as Notice of Trustee Sale
Total Fees : 8.00
Receipt Number - 132539
By, Penney Eubanks, Deputy

DEED OF TRUST INFORMATION:

Date: 07/16/2008
Grantor(s): FRANCES F BARLOW, A SINGLE PERSON
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$147,000.00
Recording Information: Book 01455 Page 00463 Instrument 00804877
Property County: Freestone
Property:

BEING 4.99 ACRES OF LAND SITUATED IN THE I. CARADINE SURVEY, ABSTRACT NO. 116, FREESTONE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 5.004 ACRE TRACT DESCRIBED IN A DEED FROM FREESTONE ENTERPRIZES, INC. TO KENNETH R. BARLOW ET UX, DATED NOVEMBER 29, 1982, AND RECORDED IN VOLUME 627, PAGE 326, OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS, SAID 4.99 ACRE TRACT TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (FOUND) AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED 5.004 ACRE TRACT, BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 5.005 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GEORGE K. HICKOX, JR., AND RECORDED IN VOLUME 605, PAGE 291, AND BEING IN THE WEST LINE OF THAT CERTAIN CALLED 7.006 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DORSEY BARLOW ET UX, AND RECORDED IN VOLUME 622, PAGE 712;

THENCE SOUTH 00 DEGREES 58' 36" EAST, FOR A DISTANCE OF 324.91 FEET, TO A T-BAR (FOUND) AT THE SOUTHEAST CORNER OF SAID 5.004 ACRE TRACT, BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 5.002 DESCRIBED IN A DEED TO BILL STEUART ET UX, AND RECORDED IN VOLUME 605, PAGE 362, AND BEING IN THE WEST LINE OF THE ABOVE MENTIONED 7.006 ACRE TRACT;

THENCE SOUTH 89 DEGREES 34' 04" WEST, FOR A DISTANCE OF 653.14 FEET, ALONG OR NEAR A FENCE, TO A 1/2" IRON ROD (SET WITH CAP MARKED "STANGER") FOR THE SOUTHWEST CORNER OF SAID 5.004 ACRE TRACT, BEING THE NORTHWEST CORNER OF THE ABOVE MENTIONED 5.002 ACRE TRACT, AND BEING IN THE EAST MARGIN OF COUNTY ROAD 601, FROM SAID 1/2" IRON ROD ANOTHER 1/2" IRON ROD (FOUND) FOR REFERENCE BEARS NORTH 89 DEGREES 34' 04" EAST, A DISTANCE OF 8.09 FEET;

THENCE NORTH 06 DEGREES 31' 11" WEST, FOR A DISTANCE OF 326.74 FEET, TO A 1/2" IRON ROD (SET WITH CAP MARKED "STANGER") FOR THE NORTHWEST CORNER OF SAID 5.004 ACRE TRACT, BEING THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 5.005 ACRE TRACT, AND BEING IN THE EAST MARGIN OF COUNTY ROAD 601;

THENCE NORTH 89 DEGREES 34' 04" EAST, FOR A DISTANCE OF 684.70 FEET, ALONG OR NEAR A FENCE, BACK TO THE PLACE OF BEGINNING, AND CONTAINING 4.99 ACRES OF LAND.

BEARINGS ARE BASED ON THE RECORD BEARING SOUTH 89 DEGREES 34' 04" WEST ALONG THE MONUMENTED SOUTH LINE OF THE 5.004 ACRE TRACT SHOWN HEREON PER VOLUME 627, PAGE 326, D.R.F.C.T.

Reported Address: 381 CR 601, TEAGUE, TX 75860

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 6th day of October, 2015
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): Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, 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 Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, 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

102

Tel. 63

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. Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, 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.

Sharon St. Pierre, Substitute Trustee

8-10-2015