

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 01/30/1998
Grantor(s): JAMES C. SHARP AND LOUISE M. SHARP, HUSBAND AND WIFE
Original Mortgagee: BANC ONE MORTGAGE CORPORATION
Original Principal: \$46,920.00
Recording Information: Book 1035 Page 600 Instrument 611
Property County: Freestone
Property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE G. BREWER LEAGUE, A-5, CITY OF TEAGUE, FREESTONE COUNTY, TEXAS, BEING 0.280 ACRE OF LAND AND BEING ALL OF LOT FIVE (5) AND LOT SIX (6) IN BLOCK P, AS DESCRIBED IN A DEED FROM VERNA MARIE MARTIN WILSON, ET AL TO LOWELL GLENN HALL AND WIFE JACKIE LEE HALL, RECORDED IN VOLUME 613, PAGE 757, AND A 0.02 ACRE TRACT DESCRIBED IN A DEED FROM BILL MAY TO JACKIE LEE HALL RASBEARY, DATED AUGUST 3, 1990 AND RECORDED IN VOLUME 836, PAGE 403, AND 0.026 ACRE OF LAND THAT LIES ADJACENT TO THE WEST LINE OF THE ABOVE TRACTS AND BEING A PART OF A 20 FOOT ALLEY ABANDONED BY THE CITY OF TEAGUE BY ORDINANCE NO. 82-1, DATED APRIL 27, 1982 AND RECORDED IN VOLUME 613, PAGE 764, DEED RECORDS FREESTONE COUNTY, TEXAS. SAID 0.280 ACRE TRACT DESCRIBED TO WIT.

BEGINNING AT A P.K. NAIL AND TAG, RPS/1858 FOUND AT THE BASE OF A 6" PIPE ANTENNA SUPPORT FOOTING IN THE WEST R.O.W. OF 4TH AVE. (70' R.O.W.), SAID POINT BEING THE SOUTHEAST CORNER OF LOT 10, IN BLOCK 6, OWNED BY BILL MAY, VOL. 299, PAGE 452, SAID POINT BEING THE NORTHEAST CORNER OF SAID 0.02 ACRE TRACT, DESCRIBED ABOVE IN VOLUME 836, PAGE 403;

THENCE NORTH 86 DEGREES 07 MINUTES WEST, 153.88 FEET ALONG THE SOUTH LINE OF THE BILL MAY TRACT TO A 1/2" IRON ROD AND CAP, RPLS/MJR/1858 SET NEAR A CROSS TIE FENCE CORNER POST, A 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID 0.02 ACRE TRACT BEARS SOUTH 86 DEGREES 07 MINUTES EAST, 14.1 FEET;

THENCE SOUTH 03 DEGREES 07 MINUTES 31 SECONDS WEST, 78.28 FEET ALONG AN EXISTING FENCE, BEING A PART OF SAID 20' ALLEY AS ABANDONED IN ORDINANCE NO. 82-1, VOL. 613, PG. 764, TO A 1/2" IRON ROD SET AT EXISTING CROSS TIE CORNER POST, A 1/2" IRON ROD AND TEE POST BENT OVER BEARS SOUTH 84 DEGREES 56 MINUTES 30 SECONDS EAST, 12.0 FEET;

THENCE SOUTH 84 DEGREES 56 MINUTES 30 SECONDS EAST, 152.0 FEET ALONG THE NORTH LINE OF LOT SEVEN (7) IN BLOCK P, OWNED BY MARGARET M. CASSADY, TO A TEE POST FOUND IN THE EAST R.O.W. OF 4TH AVE. AT THE NORTHEAST CORNER OF SAID LOT 7;

THENCE NORTH 04 DEGREES 30 MINUTES EAST, (BASIS OF BEARING, PER DEED, VOL. 613, PG. 757) 81.4 FEET ALONG THE EAST R.O.W. OF 4TH AVE. TO THE POINT OF BEGINNING, AN ALUMINUM KAP STAMPED RPS 1611 BEARS SOUTH 04 DEGREES 30 MINUTES WEST, 7.0 FEET, CONTAINING 0.280 ACRE OF LAND, MORE OR LESS.

Reported Address: 809 N. 4TH AVENUE, TEAGUE, TX 75860-1003

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 May, 2014
Time of Sale: 10:00AM 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 or Sharon St. Pierre or Patricia Crenshaw or Robert LaMont, 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

24

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 or Sharon St. Pierre or Patricia Crenshaw or Robert LaMont, 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 or Sharon St. Pierre or Patricia Crenshaw or Robert LaMont, 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.

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Apr 14, 2014 AT 03:33P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 124710
By: Deena Martin, Deputy