

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 02/10/2005
Grantor(s): JEFFREY CARRUTHERS AND WIFE, MARIA CARRUTHERS, SIGNING PRO FORMA TO PERFECT LIEN ONLY
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BSM FINANCIAL, L.P. DBA BANKSOURCE MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$109,136.00
Recording Information: Instrument 05002242
Property County: Freestone
Property: DESCRIPTION OF: 5.37 ACRES, R.B. CABLER SURVEY, A-113 AND ELL RUSSELL SURVEY, A-26, FREESTONE COUNTY, TEXAS, OWNER: JERREL LITTLE ET UX: BEING A 5.37 ACRES TRACT OF LAND SITUATED IN THE R.B. CABLER SURVEY, A-113, AND THE ELL RUSSELL SURVEY, A-26, FREESTONE COUNTY, TEXAS, AND BEING THAT TRACT CALLED 5.00 ACRES IN THE DEED DATED FEBRUARY 28, 1984 FROM JERRY ABBEY ALLEN TO JERREL LITTLE RECORDED IN VOL. 6600, PAGE 328, DEED RECORDS OF FREESTONE COUNTY, TEXAS, A PART OF THAT CALLED 88.5 ACRES TRACT DESCRIBED IN THE DEED DATED MARCH 2, 1979 FROM BUNYAN LITTLE ET UX TO JERREL LITTLE EL UX RECORDED IN VOL. 525, PG. 848, AND A PART OF THAT CALLED 101.77 ACRES TRACT DESCRIBED IN THE DEED DATED FROM BUNYAN LITTLE TO JERREL LITTLE RECORDED IN VOL. 650, PG. 51, SAID 5.37 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A SET 1/2" IRON ROD IN THE WEST MARGIN OF COUNTY ROAD FCR 964 AT THE BASE OF A CROSS-TIE FENCE CORNER POST FOR SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THE RESIDUE OF SAID 101.77 ACRES TRACT;
THENCE S. 87 DEGREES 16' 01" W. 412.46 FT, WITH A FENCE FOR SOUTH LINE OF THIS TRACT TO A SET 1/2" IRON ROD AT THE BASE OF A CROSS-TIE FENCE CORNER POST FOR SOUTHWEST CORNER OF THIS TRACT SAME BEING AN ELL CORNER IN THE NORTH LINE OF SAID RESIDUE OF THAT 101.77 ACRES TRACT;
THENCE N. 9 DEGREES 30' 00"E. (BASIS OF BEARING FROM THE PREVIOUS DEED DESCRIPTION) 364.83 FT. WITH A FENCE FOR WEST LINE OF THIS TRACT INTO SAID CABLER SURVEY AND SAID 88.5 ACRES TRACT, TO A SET 1/2" IRON ROD AT THE BASE OF A CROSS-TIE FENCE CORNER POST FOR AN ANGLE CORNER IN THE WEST LINE OF THIS TRACT, AND AN ANGLE CORNER IN THE EAST LINE OF THE RESIDUE OF SAID 88.5 ACRES TRACT;
THENCE N. 29 DEGREES 50' 45" W, 38.51 FT. TO A SET 1/2" IRON ROD AT THE BASE OF A 30" OAK TREE FENCE CORNER FOR AN ANGLE CORNER IN THE WEST LINE OF THIS TRACT, AND THE EAST LINE OF SAID 88.5 ACRES TRACT;
THENCE N. 9 DEGREES 58' 48" W. 34.64 FT. TO A SET 1/2" IRON ROD AT THE BASE OF A 4" WOOD FENCE CORNER POST FOR AN ELL CORNER IN THE WEST LINE OF THIS TRACT AND EAST LINE OF SAID RESIDUE OF 88.5 ACRES;
THENCE N. 72 DEGREES 03' 39" E. 237.44 FT. WITH A FENCE TO A SET 1/2" IRON ROD AT A CROSS-TIE FENCE CORNER POST FOR AN ANGLE CORNER IN THE WEST LINE OF THIS TRACT AND EAST LINE OF SAID RESIDUE OF 88.5 ACRES;
THENCE S. 68 DEGREES 21' 53" E. 26.55 FT. WITH A FENCE TO A SET 1/2" IRON ROD AT THE BASE OF A 14" HACKBERRY TREE FENCE CORNER FOR AN ELL CORNER IN THE WEST LINE OF THIS TRACT AND IN THE EAST LINE OF SAID RESIDUE OF 88.5 ACRES;
THENCE N 17 DEGREES 28' 56" E. 178.67 FT. WITH A FENCE TO A 2" STEEL PIPE FENCE CORNER POST FOR NORTHWEST CORNER OF THIS TRACT, AND FOR AN ELL CORNER IN THE EAST LINE OF SAID RESIDUE OF 88.5 ACRES:
THENCE S. 77 DEGREES 53' 44" E. 204.22 FT. WITH A FENCE TO A FOUND 2" STEEL PIPE FENCE CORNER POST IN THE WEST MARGIN OF SAID COUNTY ROAD FOR NORTHEAST CORNER OF THIS TRACT AND AN ELL CORNER IN THE EAST LINE OF THE RESIDUE OF 88.5 ACRES;
THENCE WITH THE WEST MARGIN OF SAID ROAD FOR EAST LINE OF THIS TRACT S. 10 DEGREES 53' 47" W. 180.42 FT. TO A FOUND 2" STEEL PIPE FENCE CORNER POST FOR AN ANGLE CORNER, CONTINUING S. 12 DEGREES 29' 49" W. 431.59 FT: TO THE POINT OF BEGINNING, CONTAINING 5.37 ACRES.
Reported Address: 148 CR 964, TEAGUE, TX 75860-5072

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 2nd day of December, 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.

60

Substitute Trustee(s): Lori Garner or Sharon St. Pierre 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 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 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

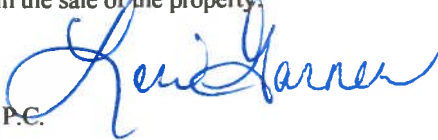
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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 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: Oct 27, 2014 AT 10:58A
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 127847
By: Crystal Rossiaky, Deputy