

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

**Date:** 04/28/2006  
**Grantor(s):** DANA GOODMAN, JAMES K GOODMAN  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$190,000.00  
**Recording Information:** Book 1823 Page 344 Instrument 4416  
**Property County:** Navarro  
**Property:**

2013-173  
FILED FOR RECORD  
AT 12 O'CLOCK PM  
OCT 15 2013

SHERRY DOWD  
COUNTY CLERK NAVARRO COUNTY, TEXAS  
BY *[Signature]* DEPUTY

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND CONTAINING 20.00 ACRES LYING AND SITUATED IN THE WARREN SIDWELL SURVEY A-747 IS NAVARRO COUNTY, TEXAS. SAID LAND IS A PART OF THAT CERTAIN 225.27 ACRE TRACT DESCRIBED IN A DEED FROM CAROLYN FONDREN HUMPHRIES TO JOE CHARLES MITCHAM AS RECORDED IN VOLUME 963, PAGE 823 OF THE DEED RECORDS OF NAVARRO COUNTY, AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE CENTER OF A GRAVEL ROAD BEING N 45 DEGREES 57 MIN W 21.87 FEET, S 58 DEGREES 21 MIN 30 SEC W 1105.46 FEET FROM THE NORTHWEST CORNER OF A 4.069 ACRE TRACT DESCRIBED IN A DEED FROM C.L. FONDREN TO THE STATE OF TEXAS AS RECORDED IN VOLUME 735, PAGE 102 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS;

THENCE S 31 DEGREES 01 MIN E 1237.71 FEET TO AN IRON STAKE FOR A CORNER;

THENCE N 60 DEGREES 59 MIN 30 SEC E 704.31 FEET TO AN IRON STAKE FOR A CORNER;

THENCE S 31 DEGREES 01 MIN E 1117.47 FEET TO AN IRON STAKE FOR A CORNER;

THENCE S 59 DEGREES 58 MIN 30 W 444.98 FEET TO AN IRON STAKE FOR A CORNER;

THENCE S 29 DEGREES 22 MIN 30 SEC E 30.00 FEET TO AN IRON STAKE FOR A CORNER;

THENCE S 59 DEGREES 10 MIN 30 SEC W 288.10 FEET TO AN IRON STAKE FOR A CORNER;

THENCE N 31 DEGREES 01 MIN W 2402.24 FEET TO AN IRON STAKE FOR A CORNER;

THENCE N 60 DEGREES 59 MIN 30 SEC W 30.00 FEET ALONG SAID NORTH LINE TO PLACE OF BEGINNING CONTAINING 20.00 ACRES OF WHICH 0.014 ACRES ARE BEING USED AS A PUBLIC ROAD LEAVING A NET OF 19.986 ACRES.

**Reported Address:** 20880 NORTH FARM MARKET 709, HUBBARD, TX 76648

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-2 Trust, Home Equity Asset-Backed Certificates, Series 2006-2

**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-2 Trust, Home Equity Asset-Backed Certificates, Series 2006-2

**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

**Date of Sale:** Tuesday, the 5th day of November, 2013  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** AT THE FRONT STEPS OF THE COURTHOUSE in Navarro County, Texas, or, if

**Substitute Trustee(s):** Randy Daniel or Cindy Daniel or Jim O'Bryant, Cristina Camarata, Sammy Hooda, Robert Henry or Adam Womack, any to act  
**Substitute Trustee Address:** 9441 LBJ Freeway, Suite 250, Dallas, TX 75243

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 Randy Daniel or Cindy Daniel or Jim O'Bryant, Cristina Camarata, Sammy Hooda, Robert Henry 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. Randy Daniel or Cindy Daniel or Jim O'Bryant, Cristina Camarata, Sammy Hooda, Robert Henry 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.

CAUSE NUMBER C13-22267-CV

IN RE: ORDER FOR FORECLOSURE  
CONCERNING

20880 NORTH FARM MARKET 709  
HUBBARD, TX 76648

UNDER TEX. R. CIV. PROC. 736

FILED  
2013 JUL 24 PM 4:55  
JOSHUA B. JACKSTON  
DISTRICT CLERK  
NAVARRO COUNTY, TX  
IN THE DISTRICT COURT  
DEPUTY

COUNTY COURT AT LAW

NAVARRO COUNTY, TEXAS

**DEFAULT ORDER ALLOWING FORECLOSURE**

HSBC Bank USA, National Association as Trustee for Wells FargoHomeEquity Asset-Backed Securities 2006-2 Trust, Home Equity Asset-Backed Certificates, Series 2006-2, Petitioner, on behalf of itself, its successors and assigns, has brought before this Court for consideration its Application for Court Order Allowing Foreclosure of a Lien Under Texas Constitution article 16, section 50(a)(6)(D) (Application). Having considered the evidence presented, the Court finds that:

1. the Application complies with Rule 736.1;
2. the Application was properly served in accordance with Rule 736.3;
3. a respondent did not file a response to the Application by the due date; and
4. the return of service has been on file with the Clerk of the Court for at least 10 days; and
5. Petitioner has established the basis for foreclosure and the Court finds that:
  - (a) Petitioner is the holder of a Texas Home Equity Note secured by a lien created under Texas Constitution article XVI, section 50(a)(6). A debt exists.

- (b) Installment payments have not been made when due and owing pursuant to the terms of the Note and Deed of Trust.
- (c) The obligation secured by the lien sought to be foreclosed is in default.
- (d) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. HSBC Bank USA, National Association as Trustee for Wells FargoHomeEquity Asset-Backed Securities 2006-2 Trust, Home Equity Asset-Backed Certificates, Series 2006-2 together with its successors and assigns, is hereby authorized to serve Notice of Sale upon each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code section 51.002 concerning the property with a commonly known mailing address of 20880 North Farm Market 709, Hubbard, TX 76648 and legal description as described in the Real Property Records of Navarro County, Texas as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND CONTAINING 20.00 ACRES LYING AND SITUATED IN THE WARREN SIDWELL SURVEY A-747 IS NAVARRO COUNTY, TEXAS. SAID LAND IS A PART OF THAT CERTAIN 225.27 ACRE TRACT DESCRIBED IN A DEED FROM CAROLYN FONDREN HUMPHRIES TO JOE CHARLES MITCHAM AS RECORDED IN VOLUME 963, PAGE 823 OF THE DEED RECORDS OF NAVARRO COUNTY, AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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2. The name and last known address of each respondent subject to the order are:

Dana Goodman, Respondent, whose last known address is  
2204 Natchez Drive, Ennis, TX 75119

James K. Goodman, Respondent, whose last known address is  
2204 Natchez Drive, Ennis, TX 75119.

3. The recording or indexing information of each lien to be foreclosed is as follows:

Volume 1823, Page 344, Instrument Number 4416.

4. A conformed copy of an Order Allowing Foreclosure must be attached to the trustee or substitute trustee's foreclosure deed in accordance with Rule 736.12 of the Texas Rules of Civil Procedure.

5. Petitioner may communicate with each Respondent and all third parties as reasonably necessary to conduct a foreclosure sale.

6. Notice of Foreclosure Sale must be mailed to Respondent's counsel by certified mail if Respondents are represented by counsel.

Signed, this 22 day of September, 2013.

Original Signed By  
Amanda D. Putman

Judge Presiding

Return to:

BUCKLEY MADOLE, P.C.  
Attn: Home Equity Department  
9441 LBJ Freeway, Suite 250  
Dallas, Texas 75243  
Fax: 972-643-6699