

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

2014-69
FILED FOR RECORD
AT 1:30 O'CLOCK P.M.
APR 28 2014

DEED OF TRUST INFORMATION:

Date: 08/27/2007
Grantor(s): KEVIN MULLIKIN AND SANDRA MULLIKIN, HUSBAND AND WIFE
Original Mortgagee: CENTURY BANK, N.A.
Original Principal: \$544,750.00
Recording Information: Instrument 00008914
Property County: Navarro
Property:

SHERY DOWD
COUNTY CLERK, NAVARRO COUNTY, TEXAS
DEPUTY

BEING A TRACT OR PARCEL OF LAND SITUATED IN NAVARRO COUNTY, TEXAS, AND BEING PART OF THE CHARLES COVINGTON SURVEY ABSTRACT 145, THE J.A. BAYLOR SURVEY ABSTRACT 86 AND THE H.P. WALKER SURVEY ABSTRACT 841, AND ALSO BEING THAT 222.254 ACRE TRACT OF LAND CONVEYED TO JOSEPH T. KLASCH, ET UX, BY DEED RECORDED IN VOLUME 1223 PAGE 405 AND THAT CALLED 3.247 ACRE TRACT OF LAND CONVEYED TO JOSEPH T. KLASCH, ET UX, BY DEED RECORDED IN VOLUME 1241 PAGE 734 OF THE DEED RECORDS OF NAVARRO COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT A 1/2" IRON ROD SET IN THE NORTHERLY LINE OF F.M. 1126 AT THE SOUTHERLY SOUTHEAST CORNER OF SAID 222.254 ACRE TRACT SAID POINT ALSO BEING IN THE WESTERLY LINE OF THE SECOND TRACT CONVEYED TO JOE B. FORTSON, JR, ET AL, BY DEED RECORDED IN VOLUME 573 PAGE 553 OF THE DEED RECORDS OF NAVARRO COUNTY;

THENCE SOUTH 56 DEG. 51 MIN. 01 SEC. WEST (RECORD BEARING) ALONG THE NORTHERLY LINE OF F.M. 1126 A DISTANCE OF 377.82 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AT A 1/2" IRON ROD SET;
THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERLY LINE OF F.M. 1126 AND ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 5774.58 FEET, A CENTRAL ANGLE OF 4 DEG. 32 MIN. 01 SEC. AND AN ARC LENGTH OF 456.92 FEET TO THE END OF SAID CURVE TO THE LEFT AT A 1/2" IRON ROD SET;

THENCE SOUTH 52 DEG. 19 MIN. WEST ALONG THE NORTHERLY LINE OF F.M. 1126 A DISTANCE OF 1149.58 FEET TO A POINT FOR CORNER IN THE CENTER OF CUMMINIGS CREEK;

THENCE IN A NORTHERLY DIRECTION ALONG THE MEANDERS OF CUMMINGS CREEK THE FOLLOWING CALLS;

NORTH 5 DEG. 59 MIN. 39 SEC. WEST A DISTANCE OF 287.8 FEET
SOUTH 72 DEG. 14 MIN. 08 SEC. EAST A DISTANCE OF 236.76 FEET
NORTH 58 DEG. 53 MIN. 42 SEC. EAST A DISTANCE OF 87.73 FEET
NORTH 23 DEG. 20 MIN. 10 SEC. WEST A DISTANCE OF 151.47 FEET
NORTH 47 DEG. 16 MIN. 36 SEC. WEST A DISTANCE OF 258.19 FEET
NORTH 9 DEG. 29 MIN. 45 SEC. WEST A DISTANCE OF 133.56 FEET
NORTH 39 DEG. 34 MIN. WEST A DISTANCE OF 96.19 FEET
NORTH 60 DEG. 30 MIN. 24 SEC. WEST A DISTANCE OF 81.87 FEET
NORTH 0 DEG. 41 MIN. 59 SEC. WEST A DISTANCE OF 177.58 FEET
NORTH 85 DEG. 52 MIN. 19 SEC. WEST A DISTANCE OF 178.8 FEET
NORTH 54 DEG. 48 MIN. 04 SEC. WEST A DISTANCE OF 136.31 FEET
NORTH 13 DEG. 54 MIN. 01 SEC. EAST A DISTANCE OF 45.39 FEET
NORTH 52 DEG. 43 MIN. 02 SEC. EAST A DISTANCE OF 67.97 FEET
NORTH 14 DEG. 35 MIN. 47 SEC. WEST A DISTANCE OF 66.85 FEET
NORTH 58 DEG. 38 MIN. 21 SEC. WEST A DISTANCE OF 160.84 FEET
SOUTH 64 DEG. 29 MIN. 29 SEC. WEST A DISTANCE OF 59.52 FEET
NORTH 65 DEG. 31 MIN. 02 SEC. WEST A DISTANCE OF 102.13 FEET
NORTH 44 DEG. 20 MIN. 45 SEC. EAST A DISTANCE OF 75.18 FEET
NORTH 56 DEG. 57 MIN. 10 SEC. EAST A DISTANCE OF 141.54 FEET
NORTH 25 DEG. 44 MIN. 14 SEC. WEST A DISTANCE OF 78.29 FEET
SOUTH 65 DEG. 19 MIN. 13 SEC. WEST A DISTANCE OF 127.17 FEET
NORTH 72 DEG. 30 MIN. 13 SEC. WEST A DISTANCE OF 226.75 FEET
NORTH 14 DEG. 22 MIN. 50 SEC. WEST A DISTANCE OF 112.17 FEET
NORTH 84 DEG. 22 MIN. 26 SEC. EAST A DISTANCE OF 79.58 FEET
SOUTH 68 DEG. 39 MIN. 17 SEC. EAST A DISTANCE OF 101.25 FEET
NORTH 64 DEG. 31 MIN. 54 SEC. EAST A DISTANCE OF 87.32 FEET
NORTH 25 DEG. 38 MIN. 57 SEC. EAST A DISTANCE OF 56.29 FEET
NORTH 76 DEG. 18 MIN. 41 SEC. WEST A DISTANCE OF 136.1 FEET
NORTH 69 DEG. 45 MIN. 33 SEC. WEST A DISTANCE OF 26.76 FEET
NORTH 19 DEG. 54 MIN. 21 SEC. WEST A DISTANCE OF 224.07 FEET
NORTH 66 DEG. 45 MIN. 09 SEC. WEST A DISTANCE OF 82.8 FEET
SOUTH 68 DEG. 00 MIN. 40 SEC. WEST A DISTANCE OF 79.28 FEET

SOUTH 10 DEG. 58 MIN. 02 SEC. WEST A DISTANCE OF 175.78 FEET
SOUTH 27 DEG. 54 MIN. 34 SEC. WEST A DISTANCE OF 124.37 FEET
NORTH 80 DEG. 13 MIN. 22 SEC. WEST A DISTANCE OF 182.29 FEET
NORTH 3 DEG. 03 MIN. 19 SEC. WEST A DISTANCE OF 30.79 FEET
NORTH 57 DEG. 32 MIN. 26 SEC. EAST A DISTANCE OF 127.83 FEET
NORTH 35 DEG. 20 MIN. 33 SEC. EAST A DISTANCE OF 63.16 FEET
NORTH 49 DEG. 49 MIN. 53 SEC. WEST A DISTANCE OF 201.59 FEET
NORTH 86 DEG. 27 MIN. 31 SEC. WEST A DISTANCE OF 36.97 FEET
SOUTH 60 DEG. 43 MIN. 02 SEC. WEST A DISTANCE OF 297.03 FEET
NORTH 37 DEG. 56 MIN. 15 SEC. WEST A DISTANCE OF 116.29 FEET
NORTH 32 DEG. 12 MIN. 04 SEC. EAST A DISTANCE OF 85.04 FEET
SOUTH 88 DEG. 01 MIN. 24 SEC. EAST A DISTANCE OF 109.72 FEET
NORTH 50 DEG. 58 MIN. 47 SEC. EAST A DISTANCE OF 67.47 FEET
NORTH 30 DEG. 13 MIN. 14 SEC. WEST A DISTANCE OF 129.1 FEET
NORTH 56 DEG. 03 MIN. 44 SEC. WEST A DISTANCE OF 37.41 FEET
SOUTH 80 DEG. 14 MIN. 01 SEC. WEST A DISTANCE OF 153.77 FEET
NORTH 46 DEG. 42 MIN. 36 SEC. WEST A DISTANCE OF 164.54 FEET
SOUTH 72 DEG. 01 MIN. 03 SEC. WEST A DISTANCE OF 146.59 FEET
NORTH 63 DEG. 21 MIN. 28 SEC. WEST A DISTANCE OF 69.66 FEET
NORTH 15 DEG. 55 MIN. 16 SEC. WEST A DISTANCE OF 93.95 FEET
NORTH 39 DEG. 58 MIN. 31 SEC. EAST A DISTANCE OF 64.89 FEET
NORTH 7 DEG. 41 MIN. 19 SEC. EAST A DISTANCE OF 105.57 FEET
NORTH 52 DEG. 48 MIN. 41 SEC. WEST A DISTANCE OF 24.62 FEET
NORTH 77 DEG. 20 MIN. 26 SEC. WEST A DISTANCE OF 104.94 FEET
NORTH 54 DEG. 33 MIN. 05 SEC. WEST A DISTANCE OF 125.15 FEET
NORTH 34 DEG. 38 MIN. 07 SEC. EAST A DISTANCE OF 184.04 FEET
NORTH 33 DEG. 09 MIN. 16 SEC. WEST A DISTANCE OF 163.64 FEET
NORTH 78 DEG. 25 MIN. 56 SEC. WEST A DISTANCE OF 31.03 FEET
SOUTH 48 DEG. 02 MIN. 12 SEC. WEST A DISTANCE OF 53.2 FEET
SOUTH 4 DEG. 17 MIN. 18 SEC. WEST A DISTANCE OF 142.27 FEET
SOUTH 69 DEG. 27 MIN. 03 SEC. WEST A DISTANCE OF 135.06 FEET
SOUTH 88 DEG. 07 MIN. 39 SEC. WEST A DISTANCE OF 62.11 FEET
NORTH 58 DEG. 06 MIN. 35 SEC. WEST A DISTANCE OF 64.08 FEET
NORTH 2 DEG. 52 MIN. 26 SEC. EAST A DISTANCE OF 63.59 FEET
NORTH 66 DEG. 08 MIN. 46 SEC. EAST A DISTANCE OF 139.93 FEET
NORTH 23 DEG. 09 MIN. 41 SEC. WEST A DISTANCE OF 112.76 FEET TO A
POINT FOR CORNER FROM WHICH A 1/2" IRON ROD BEARS NORTH 47
DEG. 33 MIN. 29 SEC. EAST A DISTANCE OF 50.0 FEET;

THENCE NORTH 47 DEG. 33 MIN. 29 SEC. EAST ALONG THE NORTHERLY
LINE OF SAID 222.254 ACRE TRACT AND A SOUTHEASTERLY LINE OF
SUNRISE ADDITION, PHASE II, A SUBDIVISION IN NAVARRO COUNTY AS
RECORDED IN VOLUME 5 PAGE 76 OF THE MAP RECORDS OF NAVARRO
COUNTY A DISTANCE OF 307.61 FEET TO AN ANGLE POINT AT A 1/2" IRON
ROD SET;

THENCE NORTH 32 DEG. 03 MIN. 29 SEC. EAST ALONG THE NORTHERLY
LINE OF SAID 222.254 ACRE TRACT AND A SOUTHEASERLY LINE OF SAID
SUNRISE ADDITION, PHASE II A DISTANCE OF 500.0 FEET TO AN ANGLE
POINT AT A 2" IRON PIPE FOUND;

THENCE NORTH 59 DEG. 48 MIN. 29 SEC. EAST ALONG THE NORTHERLY
LINE OF SAID 222.254 ACRE TRACT AND A SOUTHERLY LINE OF THAT
288.631 ACRE TRACT OF LAND CONVEYED TO JEFFERSON CARROLL
LANGHAM BY DEED RECORDED IN VOLUME 1271 PAGE 339 OF THE DEED
RECORDS OF NAVARRO COUNTY A DISTANCE OF 2565.91 FEET TO A
POINT FOR CORNER AT AN AXLE FOUND;

THENCE SOUTH 33 DEG. 15 MIN. 55 SEC. EAST ALONG AN EASTERLY LINE
OF SAID 222.254 ACRE TRACT AND THE WESTERLY LINE OF THAT 158.82
ACRE TRACT OF LAND CONVEYED TO JOHN EDWIN WELCH BY DEED
RECORDED IN VOLUME 1233 PAGE 287 OF THE DEED RECORD OF
NAVARRO COUNTY A DISTANCE OF 2131.23 FEET TO A POINT FOR
CORNER AT AN AXLE FOUND IN THE NORTHERLY LINE OF SAID
FORTSON, ET AL, SECOND TRACT;

THENCE SOUTH 56 DEG. 35 MIN. 48 SEC. WEST ALONG THE MOST
EASTERLY SOUTHERLY LINE OF SAID 222.254 ACRE TRACT AND THE
NORTHERLY LINE OF SAID SECOND TRACT A DISTANCE OF 670.76 FEET
TO A POINT FOR CORNER AT A STONE MONUMENT FOUND;

THENCE SOUTH 24 DEG. 12 MIN. 46 SEC. EAST ALONG AN EASTERLY LINE
OF SAID 222.254 ACRE TRACT AND THE WESTERLY LINE OF SAID SECOND
TRACT A DISTANCE OF 1698.99 FEET TO THE PLACE OF BEGINNING AND
CONTAINING 225.217 ACRES MORE OR LESS.

Reported Address: 794 FM 1126, RICE, TX 75155-3327

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 3rd day of June, 2014

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 the preceding area is no longer the designated area, at the area most recently designated by the Navarro County Commissioner's Court.

Substitute Trustee(s): Randy Daniel or Cindy Daniel or Jim O'Bryant, 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 Randy Daniel or Cindy Daniel or Jim O'Bryant, 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. Randy Daniel or Cindy Daniel or Jim O'Bryant, 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.