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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

2013 AUG 20 PM 2: 02

DEED OF TRUST INFORMATION:

Date: 09/13/2007
Grantor(s): SAMUEL ESPINO JR, ANGELA RODRIGUEZ
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PLAZA HOME MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$86,317.00
Recording Information: Book 1509 Page 0456 Instrument 009112
Property County: Hill
Property:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN THE LEVI JONES SURVEY A-465 IN HILL COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 0.671 ACRE TRACT DESCRIBED IN A DEED FROM KATHRYN VOS BURGH TO HOMER RAY HONEYCUTT ET UX, CHERYL MARIE HONEYCUTT AS RECORDED IN VOLUME 640 PAGE 716 OF THE DEED RECORDS OF HILL COUNTY AND ALL THAT CERTAIN 0.293 ACRE TRACT DESCRIBED IN A DEED FROM EARL WILLIAM DOYLE ET UX, LINDA W. DOYLE TO HOMER RAY HONEYCUTT ET UX, CHERYL MARIE HONEYCUTT AS RECORDED IN VOLUME 675 PAGE 287 OF THE DEED RECORDS OF HILL COUNTY, SAID LAND IS ALL THAT CERTAIN 0.964 ACRE FIRST TRACT DESCRIBED IN A DEED FROM DEBRA ARLENE HONEYCUTT TO HOMER RAY HONEYCUTT AS RECORDED IN VOLUME 794 PAGE 89 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT A FENCE CORNER FOR THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN A DEED TO JETTIE JORGENSEN AS RECORDED IN VOLUME 731 PAGE 738 OF THE DEED RECORDS OF HILL COUNTY, FOR THE NORTHWEST CORNER OF SAID 0.671 ACRE TRACT, AND FOR THE NORTHWEST CORNER OF THIS; THENCE WITH THE SOUTH LINE OF SAID JORGENSEN TRACT, N 62 DEGREES 29' 00" E AT 265.15 FEET PASSING A 1/2" IRON FOUND FOR OFFSET, IN ALL A DISTANCE OF 280.15 FEET TO A RAIL ROAD SPIKE FOUND IN THE CENTER OF HCR #2107 FOR THE NORTHEAST CORNER OF THIS;

THENCE WITH THE CENTER OF HCR #2107, S 27 DEGREES 48' 27" E 161.84 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS;

THENCE S 66 DEGREES 05' 04" W, AT 13.00 FEET PASSING A 5/8" IRON ROD SET FOR OFFSET, IN ALL A DISTANCE OF 243.00 FEET TO A 5/8" IRON ROD FOUND IN THE EAST LINE OF A TRACT DESCRIBED IN A DEED WILLIAM CUPPLES AS RECORDED IN VOLUME 864 PAGE 3 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY FOR THE SOUTHWEST CORNER OF THIS;

THENCE WITH THE EAST LINE OF SAID CUPPLES TRACT, N 65 DEGREES 15' 58" W 62.17 FEET TO A 1/2" IRON ROD FOUND AND N 27 DEGREES 34' 06" W 97.40 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.964 ACRES OF LAND OF WHICH APPROXIMATELY 0.045 ACRES IS BEING USED AS A PUBLIC ROAD.

Reported Address: 119 HILL COUNTY ROAD 2107, WHITNEY, TX 76692

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 1st day of October, 2013
Time of Sale: 11:00 AM or within three hours thereafter.

Place of Sale: AT THE EAST DOOR OF THE COURTHOUSE in Hill County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hill County Commissioner's Court.

Substitute Trustee(s): Cecil Kester or Brian Jackson or Lori Garner, Cristina Camarata, Hayden Hooper, 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 Cecil Kester or Brian Jackson or Lori Garner, Cristina Camarata, Hayden Hooper, 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. Cecil Kester or Brian Jackson or Lori Garner, Cristina Camarata, Hayden Hooper, 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.