

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

2014 DEC 15 AM 8:34

DEED OF TRUST INFORMATION:

Date: 01/26/2007
Grantor(s): SARAH LEE GRACE, A SINGLE PERSON
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$105,750.00
Recording Information: Book 1464 Page 0811 Instrument 000898
Property County: Hill
Property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, BEING A PART OF LOT 26 MCMULLEN ADDITION TO THE CITY OF HILLSBORO, BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED FROM ARTHUR A. THOMAS, ET UX TO LESLIE HUNT, DATED MAY 7, 1948, RECORDED IN VOLUME 348, PAGE 238 IN THE DEED RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND AT A CORNER LYING IN THE NORTHERLY RIGHT-OF-WAY LINE OF WALNUT STREET (50.0' R.O.W.), THE SOUTHWEST CORNER OF SAID HUNT TRACT, THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO OVELA HUNT RECORDED IN VOLUME 628, PAGE 671 IN SAID DEED RECORDS; THENCE NORTH 0 DEGREES 51 MINUTES 49 SECONDS WEST 199.79 FEET TO A 3/8 INCH IRON ROD FOUND AT A CORNER, THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO CHARLES H. LEROY, ET UX RECORDED IN VOLUME 572, PAGE 724 IN SAID DEED RECORDS; THENCE EAST 86.50 FEET TO A 1/2 INCH IRON ROD SET AT A CORNER, THE SOUTHEAST CORNER OF SAID LEROY TRACT, IN THE WESTERLY LINE OF LOT 6 DOSSEY SUBDIVISION TO THE CITY OF HILLSBORO ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 476, PAGE 185 IN SAID DEED RECORDS; THENCE SOUTH 0 DEGREES 51 MINUTES 49 SECONDS EAST 199.79 FEET TO AN "X" CUT IN CONCRETE SET AT A CORNER, LYING IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WALNUT STREET; THENCE WEST (BEARING BASE LINE) 86.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.40 ACRE OF LAND, MORE OR LESS.

Reported Address: 307 E WALNUT STREET, HILLSBORO, TX 76645

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 January, 2015
Time of Sale: 12:00 PM 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): Tim Lewis or Denise Boerner or Brenda Wiggs or Donna Stockman or David Stockman, 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 Tim Lewis or Denise Boerner or Brenda Wiggs or Donna Stockman or David Stockman, 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. Tim Lewis or Denise Boerner or Brenda Wiggs or Donna Stockman or David Stockman, 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.

