

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/17/2004
Grantor(s): RUSTY PERRY AND CHASITY PERRY, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$76,000.00
Recording Information: Book 1282 Page 571 Instrument 04335
Property County: Hill
Property:

FIELD NOTES FOR SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN THE TRYAL E. JACKSON SURVEY A-474 IN HILL COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN 118 ACRE TRACT DESCRIBED IN A DEED FROM M.P. HOLLINGSWORTH ET UX, SULA HOLLINGSWORTH TO JOE P. HOLLINGSWORTH RECORDED IN VOLUME 422, PAGE 591 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM JOE P. HOLLINGSWORTH ET UX, PEGGY LOU HOLLINGSWORTH TO VAN PERRY ET UX, MELANIE PERRY RECORDED IN VOLUME 621, PAGE 447 OF THE DEED RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTER OF HCR #4382 WITH THE WEST LINE OF F.M. HIGHWAY 308 FOR THE MOST EASTERLY SOUTHEAST CORNER OF THAT CERTAIN 330.4 ACRE TRACT DESCRIBED IN A DEED TO E.L. PERRY, JR. RECORDED IN VOLUME 860, PAGE 321 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, FOR THE EXISTING NORTHEAST CORNER OF SAID 118 ACRE TRACT, AND FOR THE NORTHEAST CORNER OF THIS:

THENCE WITH THE WEST LINE OF F.M. HIGHWAY 308 AND WITH THE EXISTING EAST LINE OF SAID 118 ACRE TRACT, S 30 DEGREES 02' 21" E 249.92 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS;

THENCE S 59 DEGREES 00' 00" W 265.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS;

THENCE N 30 DEGREES 02' 21" W, AT 232.00 FEET PASSING A 1/2" IRON ROD SET IN THE SOUTH LINE OF HCR #4382, IN ALL A DISTANCE OF 249.92 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF SAID 118 ACRE TRACT, IN THE CENTER OF HCR #4382, AND THE SOUTH LINE OF SAID PERRY TRACT FOR THE NORTHWEST CORNER OF THIS;

THENCE WITH THE CENTER OF HCR #4382, N 59 DEGREES 00' 00" E 265.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.520 ACRES OF LAND OF WHICH APPROXIMATELY 0.109 ACRES LIES IN A PUBLIC ROAD.

Reported Address: 5411 FM HIGHWAY 308, MERTENS, TX 76666

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association, as Trustee for Home Equity Asset Trust 2004-6 Home Equity Pass-Through Certificates, Series 2004-6
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: U.S. Bank National Association, as Trustee for Home Equity Asset Trust 2004-6 Home Equity Pass-Through Certificates, Series 2004-6
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of February, 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:

FILED
MICHELLE DAVENOR, COUNTY CLERK
HILL COUNTY, TEXAS
2014 DEC 29 AM 8:53

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.