

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 04/07/2010
Grantor(s): DANIEL GROPP, SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$63,380.00
Recording Information: Book 1637 Page 429 Instrument 00035310
Property County: Hill
Property:

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2016 JAN 11 A 11:08

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 NO. SIXTY-SEVEN (67) OF THE PARKS ADDITION TO THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 30, PAGE 100 AND 101 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN THE DEED TO HOYTE W. RIDLEHUBER RECORDED IN VOLUME 655, PAGE 493 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, AND THE SAME TRACT OF LAND DESCRIBED IN THE DEED TO HOMER W. RIDLEHUBER RECORDED IN VOLUME 1316, PAGE 361 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" STEEL REBAR FOUND FOR A CORNER IN THE SOUTH LINE OF A 20' ALLEY AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO CAROLYN H. COE RECORDED IN VOLUME 1316, PAGE 346 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 00 DEGREES 26 MINUTES 21 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID RIDLEHUBER AND COE TRACTS, A DISTANCE OF 149.81 FEET TO A 1/2" STEEL REBAR FOUND FOR A CORNER IN THE NORTH RIGHT-OF-WAY LINE OF PARK DRIVE (50' R.O.W), THE SOUTHEAST CORNER OF THE TRACT;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 81.50 FEET TO A 1/2" STEEL REBAR SET AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID PARK DRIVE AND THE EAST RIGHT-OF-WAY OF THOMPSON STREET (40' R.O.W), THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00 DEGREES 26 MINUTES 21 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF THOMPSON STREET A DISTANCE OF 149.81 FEET TO A 1/2" STEEL REBAR SET FOR A CORNER IN THE SOUTH LINE OF SAID 20' ALLEY, THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST ALONG THE SOUTH LINE OF SAID ALLEY A DISTANCE OF 81.50 FEET TO THE POINT TO BEGINNING AND CONTAINING 0.28 ACRES OF LAND AS SURVEYED ON THE GROUND ON AUGUST 06, 2007 BY SZURGOT & PEEDE LAND SURVEYORS, LTD.

Reported Address: 801 PARK DRIVE, 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 2nd day of February, 2016
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, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, 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, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, 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, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, 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.

