

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 04/25/2005
Grantor(s): MONTE R. MOORE, A SINGLE MAN
Original Mortgagee: UNION FEDERAL BANK OF INDIANAPOLIS
Original Principal: \$100,456.00
Recording Information: Book 1344 Page 0637 Instrument 004462 ; re-filed under Book 1367 Page 0694 Instrument 008673
Property County: Hill
Property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE LEVI JONES SURVEY, ABSTRACT 465, HILL COUNTY, TEXAS, DESCRIBED AS 15.781 ACRES IN THE DEED TO MONTE R. MOORE RECORDED IN VOLUME 1099, PAGE 474 IN THE OFFICIAL PUBLIC 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 THE MOST NORTHERLY CORNER OF SAID 15.781 ACRE TRACT, AND THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL 2 RECORDED IN VOLUME 498, PAGE 533 IN THE DEED RECORDS OF HILL COUNTY, TEXAS; THENCE SOUTH 54 DEGREES 17 MINUTES 31 SECONDS EAST 708.04 FEET GENERALLY ALONG A FENCE LINE TO A 1/2 INCH IRON ROD FOUND AT A CORNER; THENCE GENERALLY ALONG THE WESTERLY RIGHT OF WAY LINE OF F. M. HIGHWAY 2960 THE FOLLOWING COURSES, SOUTH 06 DEGREES 02 MINUTES 27 SECONDS EAST 132.95 FEET TO A 5/8 INCH IRON ROD SET AT A CORNER; SOUTH 00 DEGREES 44 MINUTES 03 SECONDS EAST 213.16 FEET TO A 1/2 INCH IRON ROD FOUND AT A CORNER; SOUTH 07 DEGREES 31 MINUTES 34 SECONDS WEST 322.85 FEET TO A 1/2 INCH IRON ROD FOUND AT A CORNER; THENCE NORTH 61 DEGREES 06 MINUTES 36 SECONDS WEST 1404.96 FEET TO A 1/2 INCH IRON ROD FOUND AT A CORNER; THENCE NORTH 59 DEGREES 45 MINUTES 46 SECONDS EAST 794.13 FEET GENERALLY ALONG A FENCE LINE TO THE POINT OF BEGINNING AND CONTAINING 15.78 ACRES OF LAND MORE OR LESS.

Reported Address: 469 FM- 2960, 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: CitiMortgage, Inc.
Mortgage Servicer: CitiMortgage, Inc.
Current Beneficiary: CitiMortgage, Inc.
Mortgage Servicer Address: 1000 Technology Drive, O'Fallon, MO 63368

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of August, 2014
Time of Sale: 01:00 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 Angela Lewis or Cecil Kester or Brian Jackson or Lori Garner 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 Angela Lewis or Cecil Kester or Brian Jackson or Lori Garner 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 Angela Lewis or Cecil Kester or Brian Jackson or Lori Garner 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.