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MICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2014 OCT 14 PM 1:56

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/28/2005
Grantor(s): JAMES W STAPLES
Original Mortgagee: FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN
Original Principal: \$77,000.00
Recording Information: Book 1377 Page 0184 Instrument 010519
Property County: Hill
Property:

TRACT I:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE M. CASTLEMAN SURVEY, ABSTRACT 189 AND THE A. PRATT SURVEY, ABSTRACT 702 IN HILL COUNTY, TEXAS BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED AS 6.903 ACRES IN THE DEED FROM HOLLIS L. GREGORY TO JAMES W. STAPLES, ET UX DATED JANUARY 30, 2004 RECORDED IN VOLUME 1265, PAGE 500 IN THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CORP OF ENGINEERS CONCRETE MONUMENT WITH CAP, STAMPED 309-2-2 FOUND AT A CORNER, THE SOUTHEAST CORNER OF SAID STAPLE TRACT, AT THE EASTERLY NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 4.82 ACRES IN THE DEED TO U.S.A. RECORDED IN VOLUME 572, PAGE 148 IN THE DEED RECORDS OF HILL COUNTY, TEXAS, (BEGINNING POINT BEING THE SAME AS REFERENCED IN RECORDED DEED);

THENCE SOUTH 58 DEGREES 41 MINUTES 59 SECONDS WEST 333.79 FEET ALONG THE SOUTHERLY LINE OF SAID STAPLES TRACT AND THE NORTHERLY LINE OF SAID 4.82 ACRE TRACT TO A CORP OF ENGINEERS CONCRETE MONUMENT WITH CAP STAMPED 309 - 2 - 3 FOUND AT A CORNER;

THENCE NORTH 25 DEGREES 30 MINUTES 00 SECONDS WEST (BEARING BASE LINE) 868.13 FEET TO A 3/8 INCH IRON ROD FOUND AT A CORNER, LYING IN A SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 29.46 ACRES IN SAID U.S.A. DEED;

THENCE NORTH 85 DEGREES 49 MINUTES 20 SECONDS EAST 271.61 FEET TO A 1/2 INCH IRON ROD FOUND AT A CORNER;

THENCE NORTH 46 DEGREES 20 MINUTES 06 SECONDS EAST 186.60 FEET TO A 5/8 INCH IRON ROD SET AT A CORNER;

THENCE SOUTH 18 DEGREES 26 MINUTES 43 SECONDS EAST 799.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.91 ACRES OF LAND MORE OR LESS.

TRACT II:

EASEMENT: BEGINNING AT A POINT N. 28 DEGREES 16' W. 536 FT. FROM AN IRON PIN SET FOR THE SOUTHEAST CORNER OF THAT 74.65 ACRE TRACT CONVEYED BY FREDA MARIE CAUBLE WORLEY TO E.P. GREGORY BY DEED DATED JUNE 9, 1944, RECORDED IN V. 318, P. 466, HILL COUNTY DEED RECORDS, WHICH CORNER IS ALSO THE SOUTHEAST CORNER OF THAT CERTAIN 7.681 ACRE TRACT, SHOWN AS TRACT 1 IN THE PLAT ATTACHED AS EXHIBIT A, DESCRIBED IN THE DEED TO GAYLE G. GREGORY AND WIFE, PAULA GREGORY, RECORDED IN VOLUME 605, PAGE 363, DEED RECORDS OF HILL COUNTY, TEXAS, ON APRIL 24, 1981, LOCATED IN THE CENTER OF HILL COUNTY ROAD 2442.

THENCE: N 28 DEGREES 16' W 17 FEET ALONG THE CENTER LINE OF COUNTY ROAD 2442 TO A POINT IN THE CENTER LINE OF COUNTY ROAD 2442;

THENCE: IN A WESTERLY DIRECTION TO A POINT IN THE BOUNDARY BETWEEN THAT CERTAIN 6.903 ACRE TRACT BELONGING TO HOLLIS GREGORY AND WIFE, CLAUDINE GREGORY, AS DESCRIBED IN VOLUME 605, PAGE 369, DEED RECORDS OF HILL COUNTY, TEXAS, SHOWN AS TRACT 5 ON ATTACHED EXHIBIT A, AND THAT ADJACENT 6.904 ACRE TRACT BELONGING TO EDWARD J.C. GREGORY NASH AND NELL GREGORY, AS DESCRIBED IN VOLUME 605, PAGE 360, HILL COUNTY DEED RECORDS, SHOWN AS TRACT 6 ON ATTACHED EXHIBIT A, WHICH POINT IS N 25 DEGREES 30' W 750.5' FROM THE SOUTHWEST CORNER OF THE ABOVE-REFERENCED TRACT FIVE (5) AND THE SOUTHEAST CORNER OF THE ABOVE-REFERENCED TRACT SIX (6);

THENCE: S 25 DEGREES 30' E , 17 FT. ALONG THE BOUNDARY BETWEEN THE ABOVE-REFERENCED TRACTS FIVE (5) AND SIX (6) TO A POINT IN SAID LINE THAT IS N 25 DEGREES 30' W 733.5' FROM THE SOUTHWEST CORNER OF THE ABOVE-REFERENCED TRACT FIVE (5) AND THE SOUTHEAST CORNER OF THE ABOVE-REFERENCED TRACT SIX (6);

THENCE: IN AN EASTERLY DIRECTION TO THE POINT OF BEGINNING IN THE CENTER LINE OF COUNTY ROAD 2442, WHICH 17 FOOT-WIDE ACCESS EASEMENT CROSSES TRACTS 1, 2, 3, 4, AND 5 AND ENDS PROVIDING ACCESS INTO TRACT 6, ALL TRACTS BEING DESCRIBED ABOVE IN THE SUBJECT PROPERTY AND SHOWN IN ATTACHED EXHIBIT A.

Reported Address: 125 PR 245, 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: Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2006-FF3, Mortgage Pass-Through Certificates, Series 2006-FF3

Mortgage Servicer: Specialized Loan Servicing LLC

Current Beneficiary: Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2006-FF3, Mortgage Pass-Through Certificates, Series 2006-FF3

Mortgage Servicer Address: 8742 Lucent Blvd, Ste 300, Highlands Ranch, CO 80129

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of November, 2014

Time of Sale: 1:00 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.