

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALEDEED OF TRUST INFORMATION:

Date: 12/14/2012
Grantor(s): LINDA TALIAFERRO AND ROBERT KEITH TALIAFERRO, WIFE AND HUSBAND
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$66,768.00
Recording Information: Book 372 Page 368 Instrument 2676
Property County: Runnels
Property:

BEING ALL OF LOT NO. THREE (3) IN BLOCK NO. 114 OF THE FIRST RAILROAD ADDITION TO THE CITY OF BALLINGER, IN RUNNELS COUNTY, TEXAS, AS SAME APPEARS ON THE MAP OF THE PLAN OF SAID ADDITION NOW OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF RUNNELS COUNTY, TEXAS, TO WHICH MAP AND THE RECORD THEREOF REFERENCE IS HERE MADE; AND BEING THE SAME PROPERTY DESCRIBED IN THE DEED FROM C.C. DAVIS, ET UX TO D.B. CROCKETT DATED JANUARY 19, 1943, RECORDED IN VOLUME 189, PAGE 583, DEED RECORDS OF RUNNELS COUNTY, TEXAS.

Reported Address: 405 NORTH 5TH STREET, BALLINGER, TX 76821-4917

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, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of April, 2017
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT LANDING AND STEPS OF THE COURTHOUSE, FACING HIGHWAY 67, ALSO KNOWN AS HUTCHINGS AVENUE in Runnels County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Runnels County Commissioner's Court.

Substitute Trustee(s): Terry Browder, Marsha Monroe, Laura Browder, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Kristie Alvarez, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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 Terry Browder, Marsha Monroe, Laura Browder, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Kristie Alvarez, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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. Terry Browder, Marsha Monroe, Laura Browder, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Kristie Alvarez, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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.



POSTED *February 27, 2017*
 At *11:55* o'clock *A*M
 Julia Miller
 County Clerk, Runnels County, Texas
 By *Shanna Madole* Deputy