

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/30/2010
Grantor(s): LESTER A. CODY IV AND SPOUSE, ANN CODY
Original Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION
Original Principal: \$218,063.00
Recording Information: Instrument 2010-7808
Property County: Hunt
Property:

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK, HUNT CO. TX
2017 JUL 24 PM 1:24
BY *J. Lindenzweig*
DEPUTY

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE AMOS STRICKLAND SURVEY, ABSTRACT NO. 941, HUNT COUNTY, TEXAS AND BEING A PART OF A 25.20 ACRE TRACT OF LAND CONVEYED TO ROBERT T. PARTRIDGE, BY DEED RECORDED IN VOLUME 139, PAGE 101, DEED RECORDS, HUNT COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO WALTER A. HAESSIG AND JENNIFER HAESSIG, BY DEED RECORDED IN VOLUME 697, PAGE 74, DEED RECORDS, HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH DIAMETER IRON ROD FOUND FOR CORNER IN THE WEST LINE OF FARM TO MARKET ROAD NO. 1565, SAID POINT BEING AT THE SOUTH CORNER OF A 0.347 OF AN ACRE TRACT OF LAND (EXHIBIT G) CONVEYED TO J. KENT CHERRY AND BARBARA A. CHERRY, BY DEED RECORDED IN VOLUME 448, PAGE 341, DEED RECORDS, HUNT COUNTY, TEXAS; THENCE SOUTH 09 DEGREES 35 MINUTES 51 SECONDS WEST (DIRECTIONAL CONTROL PER VOLUME 697, PAGE 74), ALONG SAID WEST LINE, A DISTANCE OF 219.71 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND AT THE NORTHEAST CORNER OF A 2 ACRE TRACT OF LAND CONVEYED TO LEWIS F. SMITH AND CAROLYN D. SMITH, BY DEED RECORDED IN VOLUME 390, PAGE 707, DEED RECORDS, HUNT COUNTY, TEXAS; THENCE NORTH 80 DEGREES 12 MINUTES 20 SECONDS WEST, ALONG THE NORTH LINE OF SAID 2 ACRE TRACT, A DISTANCE OF 331.94 FEET TO A POINT FOR CORNER; THENCE NORTH 06 DEGREES 41 MINUTES 30 SECONDS EAST, A DISTANCE OF 497.48 FEET TO A POINT FOR CORNER AT THE WEST CORNER OF SAID 0.347 OF AN ACRE TRACT; THENCE SOUTH 42 DEGREES 28 MINUTES 44 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID 0.347 OF AN ACRE TRACT, A DISTANCE OF 452.77 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.790 ACRES OF LAND.

Reported Address: 9820 FM 1565, TERRELL, TX 75160

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 5th day of September, 2017
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE NORTH STEPS OF THE COURTHOUSE, INCLUDING THE HALLWAY AREA 20 FT INSIDE THE NORTH DOOR ON THE 2ND FLOOR in Hunt County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hunt County Commissioner's Court.

Substitute Trustee(s): Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Shawn Schiller, Patrick Zwiars, Darla Boettcher, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Jim O'Bryant, Braden Barnes, Michael Burns, Thuy Frazier, 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 Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Shawn Schiller, Patrick Zwiars, Darla Boettcher, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Jim O'Bryant, Braden Barnes, Michael Burns, Thuy Frazier, 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. Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Shawn Schiller, Patrick Zwiars, Darla Boettcher, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Jim O'Bryant, Braden Barnes, Michael Burns, Thuy Frazier, 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.