

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**FILED**  
AT 12:40 O'CLOCK P.M.  
**JAN 26 2015**  
AMY FINCHER  
County Clerk, County Court at Law  
By Angelina County, Texas  
MCS

**DEED OF TRUST INFORMATION:**

**Date:** 01/14/2004  
**Grantor(s):** GALEN BRITT AND SPOUSE, PAULINE BRITT  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., NOMINEE FOR UNITED LENDING PARTNERS, LP, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$74,582.00  
**Recording Information:** Book 1913 Page 285 Instrument 00179568 ; re-filed under Book 2065 Page 140 Instrument 00190330  
**Property County:** Angelina  
**Property:** LOT NO. TEN (10), CEDAR CREEK SUBDIVISION, A SUBDIVISION IN ANGELINA COUNTY, TEXAS OF RECORD IN CABINET D, SLIDE 79-A OF RECORD IN THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.  
**Reported Address:** 130 CEDAR CREEK DRIVE, HUNTINGTON, TX 75949

**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 3rd day of March, 2015  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** The Angelina County Courthouse Annex 606 East Lufkin Ave, Lufkin, TX in the hallway outside the Commissioner's Courtroom adjacent to the Atrium; or the front steps of the main entrance to the Angelina County Courthouse if the Courtroom is closed for holidays or elections. in Angelina County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Angelina County Commissioner's Court.  
**Substitute Trustee(s):** Sheryl LaMont or Robert LaMont or David Sims or Ken Hammond or Karen Lilley or Ben Lilley, 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 Sheryl LaMont or Robert LaMont or David Sims or Ken Hammond or Karen Lilley or Ben Lilley, 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

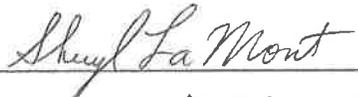
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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. Sheryl LaMont or Robert LaMont or David Sims or Ken Hammond or Karen Lilley or Ben Lilley, 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.

  
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01-26-2015