

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
AUG 27 2012
10:30 CLOCK A M
CLERK
County Court at Law
Angelina County, Texas

DEED OF TRUST INFORMATION:

Date: 07/02/2012
Grantor(s): TERRY L MATTHEWS AND SHANNON D MATTHEWS, RUTH COTTON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE
FOR ROUNDPOINT MORTGAGE COMPANY A FLORIDA CORPORATION ITS
SUCCESSORS AND ASSIGNS
Original Principal: \$233,197.00
Recording Information: Instrument 2012-00294224
Property County: Angelina
Property:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, WITHIN THE SETH DUNAGAN SURVEY, ABSTRACT NO. 200, BEING ALL OF THAT CERTAIN 4.974 ACRE TRACT WHICH WAS CONVEYED FROM ROCKY HEARL HUDSON, INDEPENDENT EXECUTOR, TO KATRINA R. TEAKER, TRUSTEE, BY DEED (DATED DECEMBER 28, 2010 AND RECORDED AS DOCUMENT NO. 00276327 IN THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE REFERRED TO 4.974 ACRE TRACT, SAME BEING

ONE NORTHWEST CORNER OF THAT CERTAIN 41.08 ACRE TRACT, TRACT ONE, WHICH WAS CONVEYED FROM CHARLOTTE FAYE CROSS TO PAUL G. PRUETT BY DEED DATED JANUARY 11, 2011 AND RECORDED AS DOCUMENT NO. 00276206 IN THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AND LOCATED IN THE SOUTH BOUNDARY OF THAT CERTAIN 8.500 ACRE TRACT WHICH WAS CONVEYED FROM CLAUDE M. RICE, ET AL, TO JOSEPH L. ANDERSON, II, ET UX, BY DEED DATED JUNE 18, 1984 AND RECORDED IN VOLUME 562, ON PAGE 256 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1" IRON PIPE FOUND FOR CORNER FROM WHICH A FENCE CORNER BEARS S 60 DEG 39' W 1.65 FEET AND A 12" ELM BEARS S 29 DEGREES 55' E 6.40 FEET, THENCE S 00 DEGREES 05' 46" E WITH THE EAST BOUNDARY LINE OF THE ABOVE REFERRED TO 4.974 ACRE TRACT, COMMON WITH ONE WEST BOUNDARY LINE OF SAID 41.08 ACRE TRACT, 299.81 FEET TO THE SOUTHEAST CORNER OF SAID 4.974 ACRE TRACT, SAME BEING AN ELL OR RE-ENTRANT CORNER OF SAID

41.08 ACRE TRACT, A 1" IRON PIPE FOUND FOR CORNER FROM WHICH A FENCE CORNER BEARS N 69 DEGREES 41' W 2.14 FEET, THENCE N 86 DEG 15' 04" W WITH THE SOUTH BOUNDARY LINE OF THE ABOVE REFERRED TO 4.974 ACRE TRACT, COMMON WITH ONE NORTH BOUNDARY LINE OF SAID 41.08 ACRE TRACT, 307.98 FEET TO THE WEST-NORTHWEST CORNER OF SAID 41.08 ACRE TRACT WHICH IS ALSO THE NORTHEAST CORNER OF THAT CERTAIN 3.00 ACRE TRACT WHICH WAS CONVEYED BY BEAUFORD BRYAN, ET UX, TO KENNETH ROBERT CARTER, ET UX, BY DEED DATED FEBRUARY 26, 1969 AND RECORDED IN VOLUME 355, ON PAGE 286 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS A 1/2" IRON PIPE FOUND FOR CORNER FROM WHICH A FENCE CORNER BEARS S 20 DEG 32' E 0.97 FEET, A FENCE CORNER BEARS N 82 DEG 47' W 8.98 FEET, AND A UTILITY POLE BEARS N 79 DEG 29' W 70.69 FEET, THENCE N 87 DEGREES 06' 16" W CONTINUING WITH THE SOUTH BOUNDARY LINE OF THE ABOVE REFERRED TO 4.974 ACRE TRACT, COMMON TO THE NORTH BOUNDARY LINE OF SAID 3.00 ACRE TRACT, 422.64 FEET TO THE SOUTHWEST CORNER OF SAID 4.974 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 3.00 ACRE TRACT, A POINT FOR CORNER IN RED LOVING ROAD FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE CORNER BEARS S 87 DEGREES 06' 16" E 25.00 FEET AND A UTILITY POLE BEARS S 82 DEG 35' E 62.06 FEET, THENCE WITH THE WEST BOUNDARY LINE OF THE ABOVE REFERRED TO 4.974 ACRE TRACT WHICH LIES IN RED LOVING ROAD (NOT ADJOINED BY THE LAND TO THE WEST WHICH EXTENDS ONLY TO THE WEST MARGIN OF SAID ROAD), TWO LINES AS FOLLOWS 1) N 00 DEGREES 08' 08" W 219.42 FEET, 2) N 07 DEGREES 50' 04" W 77.46 FEET TO THE NORTHWEST CORNER OF THE ABOVE REFERRED TO 4.974 ACRE TRACT WHICH IS ALSO THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 8.500 ACRE TRACT, A POINT FOR

CORNER FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE CORNER BEARS S 87 DEGREES 04' 23" E 25.00 FEET, A UTILITY POLE BEARS S 86 DEGREES 37' E 28.06 FEET, AND A TRIPLE SWEETGUM BEARS S 62 DEGREES 09' W 47.35 FEET, THENCE S 87 DEGREES 04' 23" E WITH THE NORTH BOUNDARY LINE OF THE ABOVE REFERRED TO 4.974 ACRE TRACT, COMMON WITH THE SOUTH BOUNDARY LINE OF SAID 8.500 ACRE TRACT, 740.97 FEET TO THE PLACE OF BEGINNING CONTAINING 4.97 ACRES OF LAND, MORE OR LESS, OF WHICH TOTAL APPROXIMATELY 0.185

ACRES LIES WITHIN THE RIGHT OF WAY OF RED LOVING ROAD. BASIS OF BEARINGS: THE NORTH BOUNDARY LINE OF THAT CERTAIN 4.974 ACRE TRACT WHICH WAS CONVEYED FROM ROCKY HEARL HUDSON, INDEPENDENT EXECUTEOR, TO KATRINA R. TEAKER, TRUSTEE, BY DEED DATED DECEMBER 28, 2010 AND RECORDED AS DOCUMENT NO. 00276327 IN THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, WHICH LINE WAS CALLED S 87 DEG 04' 23" E 740.87 FEET.

Reported Address: 365 RED LOVING ROAD, LUFKIN, TX 75901-4369

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 6th day of October, 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): Robert LaMont, Sheryl LaMont, David Sims, 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 Robert LaMont, Sheryl LaMont, David Sims, 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. Robert LaMont, Sheryl LaMont, David Sims, 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.

Sheryl LaMont
8-27-15