

FILED
AT 11 O'CLOCK PM

NOV 23 2015

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE
(TO BE RECORDED)

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By AM

DEED OF TRUST INFORMATION:

Date: 07/08/2008
Grantor(s): CYNTHIA T CARROLL & JOHN TEMPLE JR. WIFE AND HUSBAND & JACK FAIRCHILD, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC, DBA BENCHMARK MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$110,269.00
Recording Information: Instrument 2008-00245871
Property County: Angelina
Property:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE LEWIS HOLLOWAY SURVEY, ABSTRACT NO. 309 AND BEING A PART OF PORTION OF THAT CERTAIN CALLED 76.65 ACRE TRACT DESCRIBED IN THE DOCUMENT RECORDED IN VOLUME 273 ON PAGE 291 OF THE DEED RECORDS OF ANGLINA COUNTY, TEXAS, AND BEING A PART OR PORTION OF THAT CERTAIN CALLED 32.94 ACRE TRACT (TRACT ONE) CONVEYED TO BONNIE DELL WALTON IN THE DOCUMENT RECORDED IN VOLUME 1623 ON PAGE 85 OF THE REAL PROPERTY RECORDS OF THE SAID COUNTY, TO WHICH REFERENCES ARE HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2" IRON PIN FOUND FOR THE MOST SOUTHERLY WEST CORNER OF A CALLED 14.29 ACRE TRACT (OUT OF THE AFORESAID REFERRED TO 76.65 ACRE TRACT AND THE RESIDUE OF THE AFORESAID REFERRED TO 32.94 ACRE TRACT) CONVEYED TO LANNY DOUGLAS WALTON IN DOCUMENT NO. 2007-00233384 OF THE OFFICIAL PUBLIC RECORDS OF THE SAID COUNTY, ON THE CURVING NORTHEAST RIGHT-OF-WAY LINE OF FM 1475; THENCE 70.08 FEET ACROSS THE SAID 76.65 ACRE TRACT AND ALONG THE MOST SOUTHERLY SOUTHWEST (FIRST) BOUNDARY LINE OF THE SAID 32.94 ACRE TRACT AND ALONG THE SAID ROW LINE AND ALONG A 02 DEGREES 02' 08" CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 01 DEGREES 25' 36" AND A LONG CHORD BEARING N 36 DEGREES 40' 33" W A DISTANCE OF 70.08 FEET TO A PK NAIL SET FOR THE SECOND CORNER OF THE SAID 32.94 ACRE TRACT; THENCE ALONG THE MOST NORTHERLY SOUTHWEST (SECOND) BOUNDARY LINE OF THE SAID 32.94 ACRE TRACT AND ALONG THE SAID ROW LINE, N 35 DEGREES 57' 45" W AT 291.61 FEET A 1/2" IRON PIN FOUND FOR THE SOUTH CORNER OF A CALLED 14.29 ACRE TRACT CONVEYED TO DONNIE CARROLL, ET AL IN DOCUMENT NO. 2007-00233383 OF THE SAID OFFICIAL PUBLIC RECORDS; THENCE ACROSS THE SAID 32.94 ACRE TRACT AND ALONG THE MOST WESTERLY SOUTHEAST BOUNDARY LINE OF THE SAID CARROLL 14.29 ACRE TRACT, N 66 DEGREES 03' 56" E AT 367.21 FEET A 1/2" IRON PIN FOUND FOR AN ANGLE CORNER OF THE SAID CARROLL 14.29 ACRE TRACT AND THE MOST NORTHERLY WEST CORNER OF THE SAID WALTON 14.29 ACRE TRACT; THENCE ACROSS THE SAID 32.94 ACRE TRACT AND ALONG THE BOUNDARY LINES OF THE SAID WALTON 14.29 ACRE TRACT THE FOLLOWING TWO (2) COURSES: 1. S 31 DEGREES 12' 56" E AT 290.93 FEET A 1/2" IRON PIN FOUND FOR AN ELL CORNER OF THE SAID WALTON 14.29 ACRE TRACT; 2. S 54 DEGREES 51' 17" W AT 334.24 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 2.607 ACRES OF LAND, MORE OR LESS. THE BEARINGS FOR THIS TRACT ARE BASED ON THE MOST WESTERLY SOUTHEAST BOUNDARY LINE OF THE SAID CARROLL 14.29 ACRE TRACT (S 66 DEGREES 03' 56" W).

Reported Address: 446 FM 1475, 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, 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 January, 2016
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, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Evan Press, Amy Bowman, Reid Ruple, Mathew Wolfson, Aarti Patel, Dann Porter, Chris Demerest, Kelley Burns, Leb Kemp, Traci Yeaman, Wes Wheat, 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, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Evan Press, Amy Bowman, Reid Ruple, Mathew Wolfson, Aarti Patel, Dann Porter, Chris Demerest, Kelley Burns, Leb Kemp, Traci Yeaman, Wes Wheat, 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, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley, Evan Press, Amy Bowman, Reid Ruple, Mathew Wolfson, Aarti Patel, Dann Porter, Chris Demerest, Kelley Burns, Leb Kemp, Traci Yeaman, Wes Wheat, 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.