

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
AT 2:20 O'CLOCK P M

FEB 09 2015

DEED OF TRUST INFORMATION:

Date: 10/24/2008
Grantor(s): JAMES LASITER AND PATRICIA LASITER, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$75,010.00
Recording Information: Instrument 2008-00249557
Property County: Angelina
Property:

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

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE E. FINLEY SURVEY, ABSTRACT NO. 268 AND THE NANCY LANG SURVEY, ABSTRACT NO. 416 AND BEING ALL OF THAT CERTAIN 0.177 ACRE TRACT AS DESCRIBED IN A DEED FROM STEPHEN L. MASSEY TO DAVID FRANKENS DATED JUNE 15, 2001 AND RECORDED IN VOLUME 1418 ON PAGE 336 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, (AND BEING A PART OR PORTION OF LOT NO. 2 AND LOT NO. 3 OF BLOCK NO. 22 OF THE TOWN OF HUNTINGTON, TEXAS), AS RECORDED IN CABINET A ON SLIDE 192 B OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF THE AFORESAID REFERRED TO FRANKENS 0.177 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN 0.177 ACRE TRACT AS DESCRIBED IN A DEED FROM THE UNITED STATES OF AMERICA TO MARY C. FEAGIN DATED OCTOBER 2, 1985 AND RECORDED IN VOLUME 607 ON PAGE 629 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" PIPE FOUND FOR CORNER IN THE NORTH BOUNDARY LINE OF THE AFORESAID REFERRED TO LOT NO. 2 AND THE SOUTH RIGHT-OF-WAY LINE OF SPRUCE STREET (60 FEET WIDE RIGHT-OF-WAY), SAID PIPE WITNESSED BY A CONCRETE MONUMENT BEARING S 60 DEGREES 00' 00" E 70.57 FEET (CALLED 70 FEET);

THENCE S 29 DEGREES 57' 10" W WITH THE EAST BOUNDARY LINE OF THE SAID FRANKENS 0.177 ACRE TRACT AND THE WEST BOUNDARY LINE OF THE SAID FEAGIN 0.177 ACRE TRACT, AT 110.00 FEET THE SOUTHEAST CORNER OF THE FRANKENS 0.177 ACRE TRACT AND THE SOUTHWEST CORNER OF THE SAID FEAGIN 0.177 ACRE TRACT, A 1/2" PIPE FOUND FOR CORNER IN THE SOUTH BOUNDARY LINE OF THE SAID LOT NO. 2 AND THE NORTH BOUNDARY LINE OF A 20 FEET WIDE ALLEY;

THENCE N 60 DEGREES 00' 00" W WITH THE SOUTH BOUNDARY LINE OF THE SAID FRANKENS ACRE TRACT, THE SOUTH BOUNDARY LINE OF THE SAID LOT NO. 2, THE SOUTH BOUNDARY LINE OF THE AFORESAID REFERRED TO LOT NO. 3, AND THE NORTH BOUNDARY LINE OF THE SAID 20 FEET WIDE ALLEY, AT 70.01 FEET THE SOUTHWEST CORNER OF THE SAID FRANKENS 0.177 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT AS DESCRIBED IN A DEED FROM THE UNITED STATES OF AMERICA TO DONALD J. JACOB, ET UX DATED AUGUST 14, 1986 AND RECORDED IN VOLUME 647 ON PAGE 493 (DESCRIBED AS 0.177 ACRE V. 607 P. 629) OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" ROD FOUND FOR CORNER; THENCE N 29 DEGREES 56' 52" E WITH THE WEST BOUNDARY LINE OF THE SAID FRANKENS 0.177 ACRE TRACT AND THE EAST BOUNDARY LINE OF THE SAID JACOB TRACT, AT 110.00 FEET THE NORTHWEST CORNER OF THE SAID FRANKENS 0.177 ACRE TRACT AND THE NORTHEAST CORNER OF THE SAID JACOB TRACT, A 1/2" ROD FOUND FOR CORNER IN THE NORTH BOUNDARY LINE OF THE AFORESAID LOT NO. 3 AND THE SOUTH RIGHT-OF-WAY LINE OF THE AFORESAID SPRUCE STREET, SAID ROD WITNESSED BY A 1/2" PIPE BEARING N 60 DEGREES 00' 00" W 139.73 FEET AND A CONCRETE MONUMENT BEARING N 60 DEGREES 00' 00" W 469.44 FEET, SAID ROD BEING APPROXIMATELY 45 FEET FROM THE EXISTING CENTERLINE OF SPRUCE STREET; THENCE S 60 DEGREES 00' 00" E WITH THE NORTH BOUNDARY LINE OF THE SAID FRANKENS 0.177 ACRE TRACT, THE NORTH BOUNDARY LINE OF THE SAID LOT NO. 3, THE NORTH BOUNDARY LINE OF THE AFORESAID LOT NO. 2, AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID SPRUCE STREET, AT 70.02 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.177 ACRE OF LAND, MORE OR LESS.

Reported Address: 416 EAST SPRUCE STREET, HUNTINGTON, TX 75949-8202

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.

Sheryl LaMont
02-09-15