

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/10/2013
Grantor(s): AMANDA LYNN WOOD AND JAMES A WOOD WIFE AND HUSBAND
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$203,789.00
Recording Information: Book 0385 Page 467 Instrument 132082
Property County: Sabine
Property:

BEING 6.458 ACRES OF LAND OUT OF ABSTRACT 19, THE LARKIN GROSS SURVEY, SABINE COUNTY, TEXAS, AND BEING ALL OF THAT 3.031 ACRE TRACT AND THAT 3.428 ACRE TRACT DESCRIBED IN A "WARRANTY DEED" FROM BELA F. ODEN III, ET UX, TO JAMES TARPLEY, ET UX, DATED DECEMBER 27, 2006 AND RECORDED IN VOLUME 0251, PAGE 119 OF THE OFFICIAL PUBLIC RECORDS OF SABINE COUNTY, TEXAS, SAID 6.458 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED 3.428 ACRE TRACT, AN IRON STAKE FOUND FOR CORNER;
THENCE NORTH 14 DEGREES 08'30" EAST, CROSSING A POWER LINE RIGHT-OF-WAY, 366.64 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF THE SAID 3.428 ACRE TRACT SAME BEING THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED 3.031 ACRE TRACT, AN IRON STAKE FOUND FOR CORNER;
THENCE NORTH 14 DEGREES 11'57" EAST, 719.13 FEET TO THE NORTHWEST CORNER OF THE SAID 3.031 ACRE TRACT IN THE SOUTH RIGHT-OF-WAY OF WHAT WAS ORGINALLY CALLED CENTER STREET, NOW TIMBERLAND OR STATE HIGHWAY 83, AN IRON STAKE FOUND FOR CORNER;
THENCE NORTH 76 DEGREES 42'31" EAST, WITH THE SOUTH RIGHT-OF-WAY OF THE SAID STREET OR HIGHWAY, 79.28 FEET TO THE NORTHEAST CORNER OF THE SAID 3.031 ACRE TRACT SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF THE SAID 3.428 ACRE TRACT, AN IRON STAKE FOUND FOR CORNER;
THENCE NORTH 75 DEGREES 22'13" EAST, CONTINUING WITH THE SOUTH RIGHT-OF-WAY OF THE SAID STREET OR HIGHWAY, 25.01 FEET TO THE NORTHEAST CORNER OF THE SAID 3.428 ACRE TRACT, AN IRON STAKE FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY OF A PIPELINE;
THENCE SOUTH 04 DEGREES 02'25" EAST, WITH THE WEST RIGHT-OF-WAY OF THE SAID PIPELINE AND CROSSING THE SAID POWER LINE RIGHT-OF-WAY, 1045.09 FEET TO THE SOUTHEAST CORNER OF THE SAID 3.428 ACRE TRACT, AN IRON STAKE FOUND FOR CORNER;
THENCE SOUTH 85 DEGREES 29'47" WEST, WITH THE SOUTH LINE OF THE SAID 3.428 ACRE TRACT, 442.33 FEET TO THE PLACE OF BEGINNING CONTAINING 6.458 ACRES OF LAND.

Reported Address: 110 TIMBERLAND HWY, PINELAND, TX 75968

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 1st day of August, 2017
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE FRONT STEPS ON THE NORTH SIDE OF THE COURTHOUSE in Sabine County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Sabine County Commissioner's Court.

Substitute Trustee(s): Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, 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 Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, 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.

FILED FOR RECORD
AT 10:00 O'CLOCK P.M.

JUN 20 2017
Sabine County, Sabine County
DEPUTY

2. Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, 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.

Sheryl LaMont
6-30-17