

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/14/2005
Grantor(s): MATTHEW W. CONSTABLE AND CHESLEY CONSTABLE, HUSBAND AND WIFE
Original Mortgage: WELLS FARGO BANK, N.A.
Original Principal: \$35,700.00
Recording Information: Book 1356 Page 0420 Instrument 006761
Property County: Hill
Property:

NICOLE TANNER, CLERK
HILL COUNTY, TEXAS
2016 SEP 12 P 1:48

FIELD NOTES FOR THE SURVEY OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING ALL OF LOTS 485, 486, 486A, AND THE SOUTH 1/2 OF LOT 487 OF THE LIVE OAK RESORT SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 444, PAGE 98 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM MARGARET C. MCGAFF TO JAMES H. HARPER, ET UX, LINDA J. HARPER RECORDED IN VOLUME 1027, PAGE 60 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT A CHAIN LINK FENCE CORNER IN THE EAST LINE OF LIVE OAK LOOP FOR THE SOUTHWEST CORNER OF SAID LOT 485 AND FOR THE SOUTHWEST CORNER OF THIS:

THENCE WITH THE EAST LINE OF LIVE OAK LOOP AND GENERALLY ALONG A CHAIN LINK FENCE, N 30 DEGREES 07' 00" E, AT 50.00 FEET PASSING A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 486, AT 149.85 FEET PASSING A 3/4" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 487, IN ALL A DISTANCE OF 175.00 FEET TO A 3/4" IRON PIPE FOUND AT A FENCE CORNER IN THE WEST LINE OF SAID LOT 487 FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO SANDRA K. MOSHIER RECORDED IN VOLUME 1156, PAGE 371 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY AND FOR THE NORTHWEST CORNER OF THIS;

THENCE GENERALLY ALONG A FENCE, S 62 DEGREES 27' 54" E 100.04 FEET TO A "MAG" NAIL SET IN CONCRETE AT A FENCE CORNER IN THE EAST LINE OF SAID LOT 487 AND IN THE WEST LINE OF U.S. ARMY CORPS OF ENGINEERS PROPERTY (LAKE WHITNEY) FOR THE SOUTHEAST CORNER OF SAID MOSHIER TRACT AND FOR THE NORTHEAST CORNER OF THIS;

THENCE WITH THE WEST LINE OF SAID CORPS PROPERTY AND GENERALLY ALONG A CHAIN LINK FENCE, S 30 DEGREES 07' 00" W, AT 25.00 FEET PASSING A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 487, IN ALL A DISTANCE OF 175.00 FEET TO A "MAG" NAIL SET IN CONCRETE AT A CHAIN LINK FENCE CORNER FOR THE SOUTHEAST CORNER OF SAID LOT 485 AND FOR THE SOUTHEAST CORNER OF THIS; THENCE GENERALLY ALONG A CHAIN LINK FENCE, N 62 DEGREES 28' 02" W 100.04 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.401 ACRES OF LAND.

Reported Address: 346 LIVE OAK LOOP, WHITNEY, TX 76692

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 4th day of October, 2016
Time of Sale: 12:00 PM or within three hours thereafter.

Place of Sale: AT THE EAST DOOR OF THE COURTHOUSE in Hill County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hill County Commissioner's Court.

Substitute Trustee(s): Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Lori McCarty, Denise Boerner, 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 Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Lori McCarty, Denise Boerner, 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. Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Lori McCarty, Denise

Boerner, 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.

