

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE NOV 10 PM 12: 25**

**DEED OF TRUST INFORMATION:**

**Date:** 03/10/2006  
**Grantor(s):** BRYAN SOWARD AND LISA SOWARD, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$57,600.00  
**Recording Information:** Book 1400 Page 0543 Instrument 002854  
**Property County:** Hill  
**Property:**

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING THE EAST 1/2 OF LOT 57 AND ALL OF LOTS 58 AND 59 OF THE GIVENS FAIRVIEW ADDITION TO THE CITY OF HILLSBORO IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE A-201 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM CITIFINANCIAL MORTGAGE COMPANY, INC. TO CATER PROPERTIES, LLC. RECORDED IN VOLUME 1349, PAGE 197 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET IN THE SOUTH LINE OF PARK DRIVE (SECOND STREET) FOR THE NORTHEAST CORNER OF SAID LOT 59 AND FOR THE NORTHEAST CORNER OF THIS, SAID ROD BEING WEST 545.18 FEET FROM A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH LINE OF PARK DRIVE WITH THE WEST LINE OF GIVENS AVENUE;

THENCE S 00 DEGREES 35' 25"E 152.62 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 59 AND FOR THE SOUTHEAST CORNER OF THIS;

THENCE S 89 DEGREES 48'56"W, AT 99.60 FEET PASSING THE SOUTHEAST CORNER OF SAID LOT 57, IN ALL A DISTANCE OF 124.60 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF SAID LOT 57 FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO THE FLEMING FAMILY TRUST RECORDED IN VOLUME 1007, PAGE 371, FOR THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT RECORD IN VOLUME 1364, PAGE 61, AND FOR THE SOUTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO DON BALLEW RECORDED IN VOLUME 1200, PAGE 76 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY AND FOR THE SOUTHWEST CORNER OF THIS;

THENCE N 00 DEGREES 44' 18"W 153.02 FEET TO A 1/2" IRON ROD SET IN THE NORTH LINE OF SAID LOT 57 AND IN THE SOUTH LINE OF PARK DRIVE FOR THE NORTHEAST CORNER OF SAID BALLEW TRACT AND FOR THE NORTHWEST CORNER OF THIS;

THENCE WITH SOUTH LINE OF PARK DRIVE, EAST, AT 25.00 FEET PASSING THE NORTHEAST CORNER OF SAID LOT 57, IN ALL A DISTANCE OF 125.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.437 ACRES OF LAND.

**Reported Address:** 1026 PARK DRIVE, HILLSBORO, TX 76645

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF9, Mortgage Pass-Through Certificates, Series 2006-FF9

**Mortgage Servicer:** Specialized Loan Servicing LLC

**Current Beneficiary:** Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF9, Mortgage Pass-Through Certificates, Series 2006-FF9

**Mortgage Servicer Address:** 8742 Lucent Blvd, Ste 300, Highlands Ranch, CO 80129

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of December, 2014

**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 or Denise Boerner or Brenda Wiggs or Donna Stockman or David Stockman, 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 or Denise Boerner or Brenda Wiggs or Donna Stockman or David Stockman, 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 or Denise Boerner or Brenda Wiggs or Donna Stockman or David Stockman, 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.