

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/09/2011
Grantor(s): SHAUN P BRALEY AND ALISON D BRALEY, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SCHMIDT MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$126,020.00
Recording Information: Book 1693 Page 490 Instrument 00047070
Property County: Hill
Property:

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HILL COUNTY CLERK
HILL COUNTY, TEXAS
2015 FEB -9 PM 12:01

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, BEING THE WEST 46' OF LOT 12 AND THE EAST 34' OF LOT 13, BLOCK 1 OF THE THOMPSON PLACE ADDITION TO THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 207, PAGE 103 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO WM. B. MARTIN AND WIFE, MARY E. MARTIN, RECORDED IN VOLUME 350, PAGE 320 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET FOR A CORNER LYING IN THE NORTH LINE OF COUNTRY CLUB ROAD, THE SOUTHWEST CORNER OF THE SAID MARTIN TRACT (350/320), THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO WILLIAM B. MARTIN, RECORDED IN VOLUME 726, PAGE 422 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, SAID CORNER BEARS NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, 191.00 FEET FROM A 5/8 INCH IRON ROD FOUND FOR A CONTROL MONUMENT AT THE SOUTHEAST CORNER OF LOT 16, BLOCK 1 OF THE SAID THOMPSON PLACE ADDITION

THENCE NORTH 30 DEGREES 01 MINUTES 10 SECONDS WEST, 190.73 FEET ALONG THE WEST LINE OF THE SAID MARTIN TRACT (350/320), THE EAST LINE OF THE SAID MARTIN TRACT (726/422) AND GENERALLY AND PARTIALLY ALONG A FENCE TO A 1/2 INCH ALUMINUM ROD FOUND IN CONCRETE FOR A CORNER LYING IN THE SOUTH LINE OF A 20.00 FOOT ALLEY, THE NORTHWEST CORNER OF THE SAID MARTIN TRACT (350/320) THE NORTHEAST CORNER OF THE SAID MARTIN TRACT (726/422), SAID CORNER BEARS NORTH 59 DEGREES 47 MINUTES 58 SECONDS EAST, 190.91 FEET FROM A 1/2 INCH ROD FOUND FOR A CONTROL MONUMENT AT THE NORTHEAST CORNER OF THE SAID LOT 16;

THENCE NORTH 59 DEGREES 47 MINUTES 58 SECONDS EAST, 80.00 FEET ALONG THE NORTH LINE OF THE SAID MARTIN TRACT (350/320) AND THE SOUTH LINE OF THE SAID ALLEY TO A 5/8 INCH IRON ROD SET FOR A CORNER, THE NORTHEAST CORNER OF THE SAID MARTIN TRACT (350/320), THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO JACK PRUITT, RECORDED IN VOLUME 359, PAGE 193 OF THE DEED RECORDS OF HILL COUNTY, TEXAS;

THENCE SOUTH 30 DEGREES 01 MINUTES 10 SECONDS EAST, 191.01 FEET ALONG THE EAST LINE OF THE SAID MARTIN TRACT (350/320), THE WEST LINE OF THE SAID PRUITT TRACT, AND GENERALLY AND PARTIALLY ALONG A FENCE TO A "V" CUT IN CONCRETE RETAINING WALL FOR A CORNER LYING IN THE NORTH LINE OF COUNTRY CLUB ROAD, THE SOUTHEAST CORNER OF THE SAID MARTIN TRACT (350/320) THE SOUTHWEST CORNER OF THE SAID PRUITT TRACT;

THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, 80.00 FEET ALONG THE NORTH LINE OF THE SAID ROAD AND THE SOUTH LINE OF THE SAID MARTIN TRACT (350/320) TO THE POINT OF BEGINNING AND CONTAINING 0.35 ACRES OF LAND MORE OR LESS.

Reported Address: 209 COUNTRY CLUB ROAD, 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: 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: 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.

