

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/08/2002  
Grantor(s): ERIC G. LUCK AND MELISSA LUCK, HUSBAND AND WIFE  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR HOME LOAN CORPORATION, ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$95,467.00  
Recording Information: Book 1089 Page 0067 Instrument 26626  
Property County: Erath  
Property:

ALL THAT CERTAIN 4.000 ACRES OF LAND OUT OF LOT 6, OAKDALE MEADOWS, A SUBDIVISION OF 213.93 ACRES OUT OF THE N.J. WALKER SURVEY, ABSTRACT NO. 811, ERATH COUNTY, TEXAS, AS PER THE OFFICIAL PLAT OF SAID SUBDIVISION FILED OF RECORD IN PLAT CABINET "A", SLIDE 153, PLAT CABINET RECORDS OF ERATH COUNTY, TEXAS. SAID LOT 6 BEING DESCRIBED AS A 19.00 ACRE TRACT IN A WARRANTY DEED FROM ALVIN E. BETZEL JR., TO THE VETERANS LAND BOARD OF THE STATE OF TEXAS, RECORDED IN VOLUME 727 PAGE 394, DEED RECORDS OF ERATH COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 3/8 INCH IRON ROD FOUND AT THE SOUTHERLYMOST CORNER OF LOT 6, OAKDALE MEADOWS, SAME BEING IN THE NORTH LINE OF ROGER PACK 59.79 ACRE TRACT DESCRIBED IN VOLUME 888 PAGE 103, DEED RECORDS OF ERATH COUNTY, TEXAS, FOR THE SOUTHERLYMOST CORNER OF THIS DESCRIBED TRACT.

THENCE N 52 DEGREES 31 MINUTES 00 SECONDS W, 764.70 FEET (RECORD BEARING AND DISTANCE AND BASIS OF BEARING OF THIS DESCRIBED TRACT), WITH AN EXISTING FENCE LINE ON THE SOUTHWEST LINE OF LOT 6 AND NORTHEAST LINE OF LOT 7, TO A 3/8 INCH SPIKE SET AT THE SOUTHWEST CORNER OF LOT 6, SAME BEING IN THE CENTER OF ERATH COUNTY ROAD NO. 456, FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT, FROM SAID POINT A 1/2 INCH REBAR WITH SURVEY CAP # 5085 SET IN THE EAST LINE OF SAID ROAD BEARS S 52 DEGREES 31 MINUTES 00 SECONDS E, 26 FEET FOR REFERENCE.

THENCE N 00 DEGREES 38 MINUTES 00 SECONDS E, 106.50 FEET WITH THE WEST LINE OF DESCRIBED TRACT AND LOT 6, SAME BEING THE EAST LINE OF LOT 7 AND CENTER OF ERATH COUNTY ROAD NO. 456, TO A 3/8 INCH SPIKE SET FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT.

THENCE S 75 DEGREES 07 MINUTES 41 SECONDS E, WITH THE NORTH LINE OF DESCRIBED TRACT, AT 25.80 FEET PASSING A 1/2" REBAR WITH SURVEY CAP #5085 SET IN THE EAST LINE OF ERATH COUNTY ROAD NO. 456, CONTINUING ON ALONG SAME COURSE FOR A TOTAL DISTANCE OF 640.45 FEET TO A 1/2" REBAR WITH SURVEY CAP #5085 SET FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT.

THENCE S 9 DEGREES 11 MINUTES 54 SECONDS E, 369.18 FEET WITH THE EAST LINE OF DESCRIBED TRACT, TO A NAIL SET IN A 24 INCH POST OAK TREE FOUND IN THE SOUTH LINE OF LOT 6 AND THE NORTH LINE OF ROGER PACK 59.79 ACRE TRACT, FOR THE EASTERLYMOST OR SOUTHEAST CORNER OF THE THIS DESCRIBED TRACT.

THENCE S 59 DEGREES 16 MINUTES 00 SECONDS W, 84.20 FEET WITH THE SOUTH LINE OF DESCRIBED TRACT AND LOT 6, SAME BEING THE NORTH LINE OF ROGER PACK 59.79 ACRE TRACT, TO THE PLACE OF BEGINNING AND CONTAINING 4.000 ACRES OF LAND OF WHICH 0.059 ACRES OF SAID LAND LIES WITHIN THE CONFINES OF ERATH COUNTY ROAD NO. 456.

Reported Address: 5915 COUNTY ROAD 456, STEPHENVILLE, TX 76401

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, N.A.  
Mortgage Servicer: Wells Fargo Bank, N. A.  
Current Beneficiary: Wells Fargo Bank, N.A.  
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of August, 2014  
Time of Sale: 10:00AM or within three hours thereafter.  
Place of Sale: AT THE OUTSIDE SOUTH STEPS OF THE COURTHOUSE in Erath County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Erath County Commissioner's Court.

Substitute Trustee(s): Angela Lewis or Tim Lewis or Brenda Wiggs or Denise Boerner or Donna 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

POSTED  
A.M. 7:10 P.M.  
JUL 14 2014  
GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS  
BY

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 Angela Lewis or Tim Lewis or Brenda Wiggs or Denise Boerner or Donna 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. Angela Lewis or Tim Lewis or Brenda Wiggs or Denise Boerner or Donna 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.

