

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

NOV 24 2014

**GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY *ga* DEPUTY**

DEED OF TRUST INFORMATION:

Date: 01/20/2003
Grantor(s): JIMMY THURMAN AND WIFE, BARBARA THURMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GFI MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$86,000.00
Recording Information: Instrument 30551
Property County: Erath
Property:

ALL THAT CERTAIN 1.00 ACRES OUT OF THE JOHN P. CONGER SURVEY, A-154, ERATH COUNTY, TEXAS, BEING PART OF A TRACT OF 200' X 600' DESCRIBED IN DEED DATED JAN 10, 1964 FROM W.J. HOWARD ET UX TO W.J. HOWARD, JR. AND ROBERTA HOWARD, RECORDED IN VOL. 394, PAGE 157, DEED RECORDS OF ERATH COUNTY, TEXAS, AND PART OF A 109.95 ACRE TRACT (LESS SAID 200' X 600' TRACT) DESCRIBED IN DEED DATED MAY 15, 1978 FROM DORRIS BARNETT TO W.J. HOWARD, JR. AND ROBERTA HOWARD RECORDED IN VOL. 559, PAGE 209, DEED RECORDS OF ERATH COUNTY, TEXAS, AND THE 1.00 ACRES BEING DESCRIBED AS FOLLOWS: BEGINNING AT A 3/8" IRON ROD FOUND IN SOUTH LINE OF ERATH COUNTY ROAD NO. 175, BEING NWC OF THE FORMER 109.95 ACRE TRACT AND NWC OF THE 200' X 600' TRACT, FOR NWC OF THIS TRACT; THENCE N. 61 04 41 E, WITH FENCE AND SOUTH LINE OF SAID ROAD, 130.00 FEET TO A 3/8" IRON ROD SET IN NORTH LINE OF THE 200' X 600' TRACT FOR NBC OF THIS TRACT: THENCE S. 29 46 19 E. ACROSS PASTURE, AT 200 FEET THE SOUTH LINE OF THE 200' X 600' TRACT, A TOTAL DISTANCE OF 335.00 FEET TO A 3/8" IRON ROD SET FOR SEC OF THIS TRACT; THENCE S. 61 04 41 W. ACROSS PASTURE, 130.00 FEET TO A 3/8" IRON ROD SET IN FENCE AT WEST LINE OF THE 109.95 ACRE TRACT FOR SWC OF THIS TRACT; THENCE N. 29 46 19 W. (BASE BEARING) WITH FENCE AND EAST LINE OF THE C. L. BRANNON 145 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOL. 394, PAGE 550 DEED RECORDS OF ERATH COUNTY, TEXAS, 335.00 FEET TO THE PLACE OF BEGINNING CONTAINING 1.00 ACRES.

Reported Address: 8548 CR 175, 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: Nationstar Mortgage LLC
Mortgage Servicer: Nationstar Mortgage LLC
Current Beneficiary: Nationstar Mortgage LLC
Mortgage Servicer Address: 350 Highland Drive, Lewisville, TX 75067

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of January, 2015
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

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

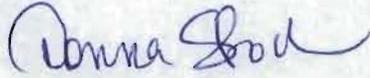
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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,

A handwritten signature in blue ink, appearing to read "Anna God". The signature is written in a cursive style with a large initial "A".

Buckley Madole, P.C.