

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 12/17/2001
Grantor(s): DEBBIE DANIELS, A MARRIED PERSON, AND ROBERT DANIELS, SIGNING PRO FORMA TO PERFECT LIEN ONLY
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BSI FINANCIAL, L.P. DBA BANKSOURCE MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$101,777.00
Recording Information: Instrument 08426
Property County: Erath
Property:

ALL THAT CERTAIN 3.99 ACRES OUT OF BLOCK 24, M.F. HERNANDEZ SURVEY, ABSTRACT NO. 347, ERATH COUNTY, TEXAS, BEING PART OF A 112.86 ACRES TRACT DESCRIBED IN DEED DATED MAY 2, 1977, FROM AUBREY ALLEN, MARCELLE ALLEN, DANNY ALLEN, AND SARAH JUDY ALLEN TO DANNY ALLEN, RECORDED IN VOLUME 548, PAGE 69, DEED RECORDS OF ERATH COUNTY, TEXAS, ALSO BEING THE SAME LAND DESCRIBED IN THE CONTRACT FOR DEED FROM AUBREY ALLEN, MARCELLE ALLEN, DANNY ALLEN, AND SARAH JUDY ALLEN TO ROBERT DANIELS AND DEBBIE DANIELS DATED DECEMBER 15, 1996, VOLUME 934, PAGE 348, DEED RECORDS, ERATH COUNTY, TEXAS, AND THE 3.99 ACRES BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF A 50 FOOT ROAD EASEMENT FOR THE SOUTHEAST CORNER OF THE TRACT FROM WHICH THE SOUTHEAST CORNER OF SAID 112.86 ACRES TRACT IS CALLED TO BE NORTH 60 DEGREES AND 02 MINUTES EAST, A DISTANCE OF 315.97 FEET; SOUTH 27 DEGREES 26 MINUTES 49 SECONDS EAST, A DISTANCE OF 724.14 FEET; THENCE SOUTH 60 DEGREES AND 02 MINUTES WEST, A DISTANCE OF 224.29 WITH THE CENTERLINE OF SAID ROAD EASEMENT TO A POINT ON CENTERLINE BEING THE SOUTHWEST CORNER OF THIS TRACT; THENCE NORTH 31 DEGREES 48 MINUTES AND 18 SECONDS WEST, AT 25 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD EASEMENT, CONTINUING ALONG A FENCE LINE A TOTAL OF 744.68 FEET TO A FENCE POST BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 63 DEGREES 35 MINUTES AND 25 SECOND EAST, A DISTANCE OF 248.23 FEET ALONG A FENCE LINE TO A 6 BY 8 INCH POST BEING THE NORTHEAST CORNER OF THIS TRACT; THENCE SOUTH 30 DEGREES 00 MINUTES EAST, A DISTANCE OF 703.9 FEET ALONG A FENCE LINE TO A 1/2 INCH IRON ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD EASEMENT, CONTINUING A TOTAL OF 728.9 FEET TO THE POINT OF BEGINNING, CONTAINING 3.99 ACRES OF LAND.

TOGETHER WITH AN EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED ROADWAY: ALL THAT CERTAIN 3.07 ACRES, BEING A 50 FOOT ROADWAY EASEMENT OUT OF A FORMER 112.86 ACRE TRACT IN BLOCK 24, M.F. HERNANDEZ SURVEY, A-347, ERATH COUNTY, TEXAS, DESCRIBED IN DEED DATED MAY 2, 1977, FROM AUBRY L. ALLEN, ET UX TO DANNY ALLEN, RECORDED IN VOL. 548, PAGE 69, DEED RECORDS OF ERATH COUNTY, TEXAS, AND THE 3.07 ACRES BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT CORNER POST IN WEST RIGHT OF WAY OF F.M. HIGHWAY NO. 914, FROM WHICH POINT THE SEC OF SAID 112.86 ACRE TRACT BEARS S. 27-27 E. 732.4 FEET, FOR THE EASTERLY NEC OF THIS EASEMENT; THENCE S. 27-27 E. WITH HIGHWAY RIGHT OF WAY, 50.0 FEET TO THE EASTERLY SEC OF THIS EASEMENT;

THENCE S. 60-02 W. 1919.5 FEET TO AN INNER CORNER OF THIS EASEMENT; THENCE S. 25-46 E. 304.1 FEET TO THE SOUTHERLY SEC OF THIS EASEMENT; THENCE S. 60-38 W. 25.0 FEET TO THE SOUTHERLY SWC OF THIS EASEMENT; THENCE N. 29-22 W. WITH FENCE, 50.0 FEET TO A PIPE CORNER POST, FOR INNER CORNER OF THIS EASEMENT; THENCE S. 59-54 W. WITH FENCE, 25.1 FEET TO A WESTERLY SWC OF THIS EASEMENT; THENCE N. 25-46 W. 329.0 FEET AND N. 30-41 W. 401.0 FEET TO THE NWC OF THIS EASEMENT;

THENCE N 62-50 E. WITH FENCE (AT-GATE), 50.1 FEET TO THE NORTHERLY NEC OF THIS EASEMENT; THENCE S. 30-41 E. 374.3 FEET TO AN INNER CORNER OF THIS EASEMENT; THENCE N. 60-02 E. PARTIALLY WITH FENCE, 1920.2 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.07 ACRES.

Reported Address: 654 PRIVATE ROAD 1203, 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, 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 7th day of July, 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

POSTED
A.M. 7:25 P.M.

MAY 28 2015

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY SMO DEPUTY

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): Guy Wiggs, Donna Stockman, Angela Lewis, Tim Lewis, Brenda Wiggs, 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

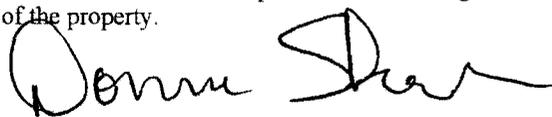
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Guy Wiggs, Donna Stockman, Angela Lewis, Tim Lewis, Brenda Wiggs, Lori McCarty, Denise Boerner, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, 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. Guy Wiggs, Donna Stockman, Angela Lewis, Tim Lewis, Brenda Wiggs, 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.