

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/31/2012
Grantor(s): MANDY M WAGNER, BEING ONE AND THE SAME PERSON AS AS MANDY WAGNER, A SINGLE PERSON
Original Mortgagee: MILITARY FAMILY HOME LOANS, LLC
Original Principal: \$120,499.00
Recording Information: Instrument 2012-06138
Property County: Erath
Property:

ALL THAT CERTAIN 4.386 ACRES OUT OF THE EASTERLY PART OF LOT 2B, BLOCK 2, CITY OF DUBLIN, ERATH COUNTY, TEXAS, AS SHOWN BY KING'S UNRECORDED MAP OF SAID CITY, BEING PART TRACT CALLED LOT 2B DESCRIBED IN DEED DATED DECEMBER 8, 1993 FROM HELEN H THRUMAN ET AL TO CLARENCE LEON CLARK RECORDED IN VOLUME 857, PAGE 172, REAL RECORDS OF ERATH COUNTY, TEXAS LESS 2.03 ACRES OUT OF THE WESTERLY END OF LOT 2B DESCRIBED IN DEED DATED AUGUST 4, 2003, FROM CLARENCE LEON CLARK, ET UX, TO GARY AND SUE DWANE, RECORDED IN VOLUME 1133, PAGE 965, REAL RECORDS OF ERATH COUNTY, TEXAS, AND THE 4.386 ACRES BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD SET IN WEST LINE OF HIGHLAND AVENUE, AT NEC OF LOT 2B, BEING SEC OF LOT 1B AND SEC OF A 100' X 120' LOT DESCRIBED IN DEED TO WILLIAM W. DEJONG AND WIFE, MARILYN DEJONG, RECORDED IN VOLUME 999, PAGE 667, REAL RECORDS OF ERATH COUNTY, TEXAS, FOR NEC OF THIS TRACT:

THENCE S 15 DEGREES 06' 53" W WITH WEST LINE OF HIGHLAND AVENUE, 114.24 FEET TO A 3/8" IRON ROD SET FOR EASTERLY SEC OF LOT 2B AND NEC OF LOT 2A, AS OCCUPIED, FOR EASTERLY SEC OF THIS TRACT;

THENCE N 72 DEGREES 54' 37" W 194.98 FEET TO A 3/8" IRON ROD SET AT OCCUPIED NWC OF LOT 2A, BEING INNER CORNER OF LOT 2B AND INNER CORNER OF THIS TRACT;

THENCE S 17 DEGREES 32' 00" W ALONG OLD FENCE LINE 188.13 TO A 3/8" IRON ROD SET AT FENCE CORNER, AT OCCUPIED SWC OF LOT 2A, FOR SOUTHERLY SEC OF LOT 2B AND SOUTHERLY SEC OF THIS TRACT;

THENCE 72 DEGREES 22' 28" W WITH FENCE AND NORTH LINE OF LOT 3, A DISTANCE OF 445.27 FEET TO TA 3/8" IRON ROD FOUND IN FENCE, BEING NEC OF TRACT CALLED WOODS ADDITION (NO PLAT FOUND) OUT OF LOT 3, FOR A CORNER ON SOUTH LINE OF THIS TRACT;

THENCE N 72 DEGREES 45' 49" W (BASE BEARING) WITH FENCE AND NORTH LINE OF SAID WOODS ADDITION, 117.94 FEET TO A 3/8" IRON ROD SET AT SEC OF SAID EXPECTED 2.03 ACRE TRACT OUT OF THE WESTERLY END OF LOT 2B, FOR SWC OF THIS TRACT;

THENCE WITH FENCE AND EAST LINE OF THE 2.03 ACRES, AS FOLLOWS N 27 DEGREES 32' 02" E 312.17 FEET, SET 3/8" IRON ROD AT FENCE CORNER AND N 22 DEGREES 35' 16" E 13.91 FEET TO A POINT IN OLD FENCE LINE, FROM WHICH POINT A 2-1/2" PIPE CORNER POST BEARS N 22 DEGREES 35' 16" E 0.5 FEET, FOR NORTH LINE OF LOT 2B AND NWC OF THIS TRACT;

THENCE S 71 DEGREES 01' 15" E ALONG OLD FENCE AND SOUTH LINE OF LOT 1B, AT 578.07 FEET, FOUND 1/2" IRON ROD, A TOTAL DISTANCE OF 698.15 FEET TO THE PLACE OF BEGINNING, CONTAINING 4.386 ACRES.

POSTED
A.M. 4:00 P.M.
APR 28 2014
GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY [Signature] DEPUTY

Reported Address: 706 HIGHLAND AVE, DUBLIN, TX 76446

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 3rd day of June, 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

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

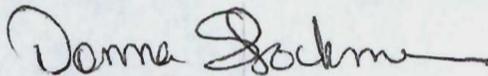
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Angela Lewis or Tim Lewis or Brenda Wiggs or Denise Boerner or Donna Stockman, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed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