

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 03/26/2004  
**Grantor(s):** ROGER HAMILTON, A SINGLE MAN  
**Original Mortgagee:** WELLS FARGO HOME MORTGAGE, INC.  
**Original Principal:** \$240,264.00  
**Recording Information:** Book 1165 Page 136 Instrument 42236 ; re-recorded under Book 1275 Page 484 Instrument 63374  
**Property County:** Erath  
**Property:**

**TRACT ONE:**

THE STATE OF TEXAS: ROGER HAMILTON, 1.00 ACRES, G.W. HILL  
COUNTY OF ERATH: SURVEY, A-391

ALL THAT CERTAIN 1.00 ACRES OUT OF THE G.W. HILL SURVEY, A-391, ERATH COUNTY, TEXAS, BEING PART OF A 103.5 ACRE TRACT DESCRIBED IN DEED DATED JUNE 6, 1983, FROM S.B. SCANTLING, ET UX, TO ROGER HAMILTON D/B/A NITROGEN RESEARCH, INC., RECORDED IN VOLUME 616, PAGE 770, DEED RECORDS OF ERATH COUNTY, TEXAS, AND THE 1.00 ACRES BEING DESCRIBED AS FOLLOWS:

BEGINNING AT 3/8" IRON ROD SET IN NORTH LINE OF ERATH COUNTY ROAD 276, AT SOUTH LINE OF THE 103.5 ACRE TRACT, BEING S. 59 21 18 W. 611.43 FEET AND S. 59 52 22 W. 220.74 FEET FROM OCCUPIED SEC OF SAID 103.5 ACRE TRACT, FOR SOUTHERLY SEC OF THIS TRACT;

THENCE S. 59 52 22 W. (BASE BEARING) WITH NORTH SIDE OF SAID ROAD, 50.00 FEET TO A 3/8" IRON ROD SET FOR SOUTHERLY SWC OF THIS TRACT; THENCE N. 28 23 21 W. ACROSS PASTURE, 125.16 FEET TO A 3/8" IRON ROD SET FOR INNER CORNER OF THIS TRACT; THENCE S. 60 54 30 W. ACROSS PASTURE, 39.30 FEET TO A 3/8" IRON ROD SET FOR WESTERLY SWC OF THIS TRACT; THENCE N. 28 09 07 W. ACROSS PASTURE, 172.06 FEET TO A 3/8" IRON ROD SET FOR NWC OF THIS TRACT; THENCE N. 61 50 53 E. ACROSS PASTURE, 203.66 FEET TO A 3/8" IRON ROD SET FOR NEC OF THIS TRACT; THENCE S. 28 09 07 E. ACROSS PASTURE, 192.76 FEET TO A 3/8" IRON ROD SET FOR EASTERLY SEC OF THIS TRACT; THENCE S. 61 50 53 W. ACROSS PASTURE, 114.30 FEET TO A 3/8" IRON ROD SET FOR INNER CORNER OF THIS TRACT; THENCE S. 28 23 21 E. ACROSS PASTURE, 102.10 FEET TO THE PLACE OF BEGINNING CONTAINING 1.00 ACRES. TOGETHER WITH A 0.20 ACRE EASEMENT, BEING A TRACT 50 FEET BY 175 FEET ADJOINING THE ABOVE DESCRIBED 1.00 ACRE TRACT, BEING PART OF SAID ROGER HAMILTON 103.5 ACRES OUT OF THE G.W. HILL SURVEY, A-391, BEING AN AREA CONTAINING LATERAL LINES OF THE SEPTIC SYSTEM SERVING THE 1.00 ACRE TRACT AND THE 0.20 ACRES BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN WEST LINE OF THE ABOVE DESCRIBED 1.00 ACRE TRACT, FROM WHICH POINT THE NWC OF THE 1.00 ACRES BEARS N. 28 09 07 W. 80 FEET, FOR SEC OF THIS EASEMENT; THENCE S. 61 50 53 W. 50 FEET TO SWC OF THIS EASEMENT; THENCE N. 28 09 07 W. 175 FEET TO NWC OF THIS EASEMENT; THENCE N. 61 50 53 E. 50 FEET TO NEC OF THIS EASEMENT; THENCE S. 28 09 07 E. AT 95 FEET, SET 3/8" IRON ROD AT NWC OF THE 1.00 ACRE TRACT, A TOTAL DISTANCE OF 175 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.20 ACRES.

**TRACT TWO:**

THE STATE OF TEXAS: ROGER HAMILTON, 25.10 ACRES, G.W. HILL  
COUNTY OF ERATH: SURVEY, A-391

ALL THAT CERTAIN 25.10 ACRES OUT OF THE G.W. HILL SURVEY, A-391, ERATH COUNTY, TEXAS, BEING PART OF A 103.5 ACRE TRACT DESCRIBED IN DEED DATED JUNE 6, 1983, FROM S.B. SCANTLING, ET UX, TO ROGER HAMILTON D/B/A NITROGEN RESEARCH, INC., RECORDED IN VOLUME 616, PAGE 770, DEED RECORDS OF ERATH COUNTY, TEXAS, AND THE 25.10 ACRES BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD SET AT FENCE CORNER IN NORTH LINE OF ERATH COUNTY, ROAD 276, BEING OCCUPIED SEC OF SAID 103.5 ACRE TRACT, FOR SEC OF THIS TRACT; THENCE S. 59 21 18 W. WITH FENCE AND NORTH SIDE OF ROAD, 611.43 FEET TO A 3/8" IRON ROD SET AT CORNER POST, FOR A CORNER OF THIS TRACT; THENCE S. 59 52 22 W. (BASE BEARING) WITH NORTH SIDE OF SAID ROAD, 220.74 FEET TO A 3/8" IRON ROD SET FOR SWC OF THIS TRACT; THENCE N. 28 23 21 W. ACROSS PASTURE, 102.10 FEET TO A 3/8" IRON ROD SET FOR WESTERLY NWC OF THIS TRACT; THENCE N. 61 50 53 E. ACROSS PASTURE, 114.30 FEET TO A 3/8" IRON ROD SET FOR INNER CORNER OF THIS TRACT; THENCE N. 28 09 07 W. ACROSS PASTURE, 192.76 FEET TO A 3/8" IRON ROD SET FOR A CORNER OF THIS TRACT; THENCE N. 20 49 56 W. ACROSS PASTURE, 1232.33 FEET TO A 3/8" IRON ROD SET IN CROSS FENCE, WITHIN THE 103.5 ACRE TRACT, FOR NORTHERLY NWC OF THIS TRACT; THENCE WITH CROSS FENCE, N. 56 53 04 E. 390.72 FEET, SET 3/8" IRON ROD AND N. 65 59 43 E. 293.45 FEET TO A 3/8" IRON ROD SET AT CORNER POST IN EAST LINE OF THE 103.5 ACRES, FOR NEC OF THIS TRACT; THENCE S. 23 30 46 E. WITH FENCE, EAST LINE OF THE 103.5 ACRES AND WEST LINE OF THE DAVID S. AND WILLIE IRIS GRIMES REVOCABLE LIVING TRUST TRACT OF 50 ACRES, DESCRIBED IN DEED RECORDED IN VOLUME 969, PAGE 103, REAL RECORDS OF ERATH COUNTY, TEXAS, 1500.44 FEET TO THE PLACE OF BEGINNING, CONTAINING 25.10 ACRES.

POSTED

\_\_\_\_\_ A.M. 2:10 P.M.

SEP 12 2016

GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS

By \_\_\_\_\_ CW Deputy

**Reported Address:** 1952 CR 276, 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 1st day of November, 2016

**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):** 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.

