

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 02/15/2006
Grantor(s): ROBERT D JOHNSTON, AND VANESSA J JOHNSTON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$116,000.00
Recording Information: Book 1268 Page 0247 Instrument 61794
Property County: Erath
Property:

ALL THAT CERTAIN 8.29 ACRES OUT OF THE D.W. BABCOCK SURVEY, A-57, ERATH COUNTY, TEXAS, BEING SAME 8.29 ACRES DESCRIBED IN DEED TO TIMOTHY WAYNE MOORE AND WIFE, LEAH BROOKE MOORE, RECORDED IN VOLUME 1003, PAGE 710, REAL RECORDS, ERATH COUNTY, TEXAS, AND THE 8.29 ACRES BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A 3/8" IRON ROD FOUND IN BED OF A BRANCH AT A SEC OF 417.67 ACRES CONVEYED TO R.L. OWENS BY DEED RECORDED IN VOLUME 580, PAGE 163, DEED RECORDS, ERATH COUNTY, TEXAS, AND NEC OF 11.783 ACRES CONVEYED TO MIKE D. JOHNSON BY DEED RECORDED IN VOLUME 891, PAGE 22, REAL RECORDS, ERATH COUNTY, TEXAS FOR A WESTERLY CORNER OF THIS TRACT;
THENCE ALONG CENTER OF SAID BRANCH AND AN EASTERLY LINE OF THE OWENS 417.67 ACRES, AS FOLLOWS:
N. 15 52 49 W 70.43 FEET; N. 13 54 46 W. 75.70 FEET;
N. 17 07 34 E. 75.00 FEET; N. 38 22 14 E. 93.30 FEET;
N. 03 54 14 E. 195.80 FEET; AND N. 14 34 46 W. 85.80 FEET TO A 3/8" IRON ROD FOUND AT AN INNER CORNER OF THE OWENS 417.67 ACRES, FOR THE NWC OF THIS TRACT;
THENCE WITH SOUTH LINE OF SAID 417.67 ACRE TRACT, AS FOLLOWS:
N. 78 52 31 E. 154.16 FEET, FOUND 3/8" IRON ROD; AND
N. 83 25 24 E. WITH OLD WIRE FENCE, 277.84 FEET TO A 3/8" IRON ROD FOUND, FOR NEC OF THIS TRACT;
THENCE S. 17 48 14 W. WITH WESTERLY LINE OF THE REMAINDER OF THE FORMER S.L. TENNYSON 294.65 ACRES DESCRIBED IN DEED RECORDED IN VOLUME 593, PAGE 755, DEED RECORDS, ERATH COUNTY, TEXAS, AND WITH GENERAL COURSE OF FENCE, 1006.90 FEET TO A 3/8" IRON ROD FOUND 1.2 FEET SOUTH OF FENCE CORNER, FOR INNER CORNER OF THIS TRACT;
THENCE S. 50 58 46 E. WITH GENERAL COURSE OF FENCE AND SW LINE OF SAID TENNYSON REMAINDER TRACT, 650.16 FEET TO A 3" PIPE CORNER POST IN NORTH RIGHT OF WAY OF F.M. HIGHWAY NO. 913, FOR SEC OF THIS TRACT;
THENCE WITH HIGHWAY RIGHT OF WAY, AS FOLLOWS:
N. 73 31 59 W. (BASE BEARING) 427.93 FEET, FOUND 3/8" IRON ROD; AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 517.46 FEET, AN ARC DISTANCE OF 122.72 FEET (LONG CHORD BEARS N. 80 17 27 W. 122.44 FEET) TO A 3/8" IRON FOUND IN RIGHT OF WAY, BEING EAST CORNER OF 3.52 ACRES CONVEYED TO E.R. CARPENTER BY DEED RECORDED IN VOLUME 316, PAGE 478, DEED RECORDS, ERATH COUNTY, TEXAS, SEC OF SAID JOHNSON 11.783 ACRE TRACT, AND SWC OF THIS TRACT;
THENCE WITH GENERAL COURSE OF FENCE AND EAST LINE OF THE JOHNSON 11.783 ACRES, AS FOLLOWS:
N. 19 23 16 W. 380.16 FEET, FOUND 3/8" IRON ROD; AND
N. 09 25 22 W. 244.76 FEET TO THE PLACE OF BEGINNING, CONTAINING 8.29 ACRES.

Erath County Clerk
RECEIVED
AUG 12 2014
BY: _____ Deputy

9:50 **POSTED** A.M. _____ P.M.

AUG 12 2014
GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY CGS DEPUTY

Reported Address: 3379 FM 913, 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: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-6

Mortgage Servicer: Green Tree Servicing LLC

Current Beneficiary: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-6

Mortgage Servicer Address: 1555 W. Walnut Hill Lane, Irving, TX 75038

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of September, 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

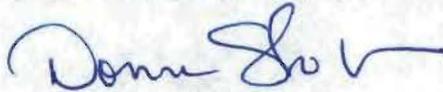
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Angela Lewis or Tim Lewis or Brenda Wiggs or Denise Boerner or Donna Stockman, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed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