

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/31/2006
Grantor(s): MARIO LUNA AND MONICA LUNA, HUSBAND AND WIFE JOINT TENANTS
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WESTSTAR MORTGAGE CORPORATION, A NEW MEXICO CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$91,989.00
Recording Information: Instrument 65287
Property County: Erath
Property:

BEING A TRACT OF LAND SITUATED IN THE JAMES CLARKSON SURVEY, ABSTRACT NO. 167, A PART OF A TRACT OF LAND CONVEYED TO MARIO LUNA AS RECORDED IN VOLUME 938, PAGE 476 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD SET FOR CORNER AT THE SOUTH CORNER OF SAID LUNA TRACT, BEING THE EAST CORNER OF A TRACT OF LAND CONVEYED TO JACKIE JAMES A RECORDED IN VOLUME 569, PGE 458 OF TEH DEED RECORDS OF ERATH COUNTY, TEXAS AND BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 376;
THENCE NORTH 30 DEGREES 03 MINUTES 16 SECONDS WEST, A DISTANCE OF 322.75 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER.
THENCE NORTH 60 DEGREES 01 MINUTE 16 SECONDS EAST, A DISTANCE OF 134.96 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
THENCE SOUTH 30 DEGREES 03 MINUTES 16 SECONDS EAST, A DISTANCE OF 322.75 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER IN THE NORTHWEST LINE OF SAID COUNTY ROAD 376;
THENCE SOUTH 60 DEGREES 01 MINUTE 16 SECONDS WEST, A DISTANCE OF 134.96 FEET TO THE PLACE OF BEGINNING AND CONTAINING 43,560 SQUARE FEET OR 1.000 ACRE OF LAND, MORE OR LESS.

POSTED

11:40 A.M. _____ P.M.

JUL 27 2015

**GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS**

By _____ Deputy

Reported Address: 662 CR 376, 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, 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 1st day of September, 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): 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.

A handwritten signature in black ink that reads "Donna Lockman". The signature is written in a cursive style with a large, looped initial "D".