

(8)

AT 10:30 O'CLOCK AM FILED

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

**JUL 28 2016**

**DEED OF TRUST INFORMATION:**

**Date:** 12/23/2008  
**Grantor(s):** DAVID TENNISON AND STACY TENNISON, HUSBAND AND WIFE AND DOROTHY HANEY  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WALLICK AND VOLK, INC., A WYOMING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$106,265.00  
**Recording Information:** Instrument 223978  
**Property County:** Coryell  
**Property:**

*Antonia Jimenez*  
 COUNTY CLERK, CORYELL CO., TEXAS

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN AND OUT OF THE A. AROCHA SURVEY IN THE CITY OF GATESVILLE, TEXAS, BEING A PART OF THE CALLED 7.54 ACRE TRACT DESCRIBED IN DEED TO ROYCE J. REED, JR. IN VOLUME 238, PAGE 97, DEED RECORDS OF CORYELL COUNTY, TEXAS, AND BEING ALL OF THE CALLED 0.648 ACRE TRACT DESCRIBED IN DEED TO JOHNNY D. WILLIAMS AND WIFE, KAREN J. WILLIAMS IN VOLUME 346, PAGE 466, DEED RECORDS OF CORYELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD WITH CAP FOUND AT THE BASE OF A WOOD FENCE POST CORNER IN THE WEST MARGIN OF MAGNOLIA STREET, SAME BEING AN INTERIOR ELL CORNER ON THE SOUTH LINE OF GOLDEN ACRES ADDITION, AN ADDITION TO THE CITY OF FORT GATES, TEXAS, OF RECORD IN VOLUME 277, PAGE 171, CORYELL COUNTY DEED RECORDS AND ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE S. 18 DEGREES 52' 00" E., 89.00 FEET (DEED-S 18 DEGREES 52' 00" E., 89.00 FEET, ALONG THE EAST LINE OF THIS AND WEST MARGIN OF MAGNOLIA STREET TO A 2" CHAIN LINK FENCE POST CORNER, SAME BEING ON THE SOUTH LINE OF SAID GOLDEN ACRES ADDITION AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE N. 71 DEGREES 00' 00" W. 317.57 FEET (DEED - N. 71 DEGREES 00' 00" W., 317.60 FEET) DEPARTING THE WEST MARGIN OF MAGNOLIA STREET AND ALONG THE SOUTH LINE OF THIS TO A 60D NAIL SET IN AN AREA UNDER CONSTRUCTION AND BEING ON THE WEST LINE OF SAID 7.54 ACRE TRACT AND EAST MARGIN OF VEAZEY STREET AND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE N. 19 DEGREE 14' 00" E., 89.00 FEET (DEED-N 19 DEGREE 14' 00" E 89.00 FEET) ALONG THE WEST LINE OF SAID 7.54 ACRE TRACT, WEST LINE OF THIS, AND EAST MARGIN OF VEAZEY STREET TO A 60D NAIL SET IN AN AREA UNDER CONSTRUCTION MARKING THE SOUTHWEST CORNER OF SAID GOLDEN ACRES ADDITION AND BEING CALLED THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE S 71 DEG 00' 00" E. 317.00 FEET (DEED-S. 71 DEG. 00' 00" E. 317.00 FEET) ALONG THE OCCUPIED SOUTH LINE OF SAID GOLDEN ACRES ADDITION AS EVIDENCED BY A CHAIN LINK FENCE AND WOOD PRIVACY FENCE TO THE PLACE OF BEGINNING, AND CONTAINING 0.648 ACRES OF LAND, MORE OR LESS.

**Reported Address:** 104 VEAZEY DRIVE, GATESVILLE, TX 76528

**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 6th day of September, 2016  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** AT THE NORTH DOOR AND/ OR PORCH , BEING THE NORTH ENTRANCE OF THE COURTHOUSE in Coryell County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Coryell County Commissioner's Court.

**Substitute Trustee(s):** Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Frederick Britton, Jack Burns II, Aarti Patel, Pamela Thomas, 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 Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Frederick Britton, Jack Burns II, Aarti Patel, Pamela Thomas,

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. Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Frederick Britton, Jack Burns II, Aarti Patel, Pamela Thomas, 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.

