

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
AT 1045 O'CLOCK AM

AUG 15 2016

DEED OF TRUST INFORMATION:

Date: 03/23/2010
Grantor(s): SEAN MICHAEL GUYTON AND STEPHANIE GUYTON, HUSBAND AND WIFE, CORYELL CO., TEXAS
Original Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A NOMINEE FOR CITY BANK MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$71,277.00
Recording Information: Instrument 235535
Property County: Coryell
Property:

ALL THAT CERTAIN LOT OR PARCEL OF LAND BEING KNOWN AS ALL OF LOT SEVEN (7) AND EIGHT (8), BLOCK FOUR (4), LUTTERLOH ADDITION TO THE CITY OF GATESVILLE, TEXAS, OUT OF THE C. CAZANOBA SURVEY.

FIELD NOTES DESCRIBING A 0.42-ACRE TRACT OF LAND IN THE C. CAZANOBA SURVEY, ABSTRACT NUMBER 150, CORYELL COUNTY, TEXAS. ALSO BEING LOT 7 AND LOT 8, BLOCK 4, LUTTERLOH ADDITION TO THE CITY OF GATESVILLE, RECORDED IN CABINET B, SLIDES 445-448 IN THE PLAT RECORDS OF CORYELL COUNTY, TEXAS. SAID 0.42-ACRE TRACT SHOWN ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" DIAMETER IRON ROD SET WITH CAP (LETH #3879) AT THE NORTHWEST CORNER OF LOT 7, BEING IN THE SOUTH LINE OF WACO STREET AND IN THE EAST LINE OF ELEVENTH STREET, FROM WHICH A 1/2" DIAMETER IRON ROD FOUND WITH CAP (LETH #3879) AT THE NORTHWEST CORNER OF LOT 3, BLOCK 7 OF SAID LUTTERLOH ADDITION BEARS S 90 DEGREES 00 MINUTES 00 SECONDS W - 84.23 FEET, FOR THE NORTHWEST CORNER IN THE HEREIN DESCRIBED TRACT OF LAND; THENCE N 90 DEGREES 00 MINUTES 00 SECONDS E - 104.29 FEET (BEARING BASIS- ASSUMED) WITH THE NORTH LINE OF SAID LOT 7 AND LOT 8 AND THE SOUTH LINE OF SAID WACO STREET TO A 3/8" DIAMETER IRON ROD FOUND WITH CAP (JBB 2499) AT THE NORTHEAST CORNER OF SAID LOT 8, BEING THE NORTHWEST CORNER OF LOT 11 OF SAID BLOCK 4, FOR THE NORTHEAST CORNER IN THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 01 DEGREES 12 MINUTES 17 SECONDS W - 175.73 FEET WITH THE EAST LINE OF SAID LOT 8 AND THE WEST LINE OF SAID LOT 11 TO A 3/8" DIAMETER IRON ROD FOUND WITH CAP (JBB 2499) AT THE SOUTHEAST CORNER OF SAID LOT 8, BEING IN THE NORTH LINE OF A PUBLIC ALLEY, FOR THE SOUTHEAST CORNER IN THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 89 DEGREES 50 MINUTES 30 SECONDS W - 104.28 FEET WITH THE SOUTH LINE OF SAID LOT 8 AND SAID LOT 7 AND WITH THE NORTH LINE OF SAID PUBLIC ALLEY TO A 1/2" DIAMETER IRON ROD SET WITH CAP (LETH #3879) AT THE SOUTHWEST CORNER OF SAID LOT 7 AND IN THE EAST LINE OF SAID ELEVENTH STREET FROM WHICH A 3/8" DIAMETER IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 4 OF SAID BLOCK 7, LUTTERLOH ADDITION BEARS N 89 DEGREES 50 MINUTES 30 SECONDS W - 30.00 FEET, FOR THE SOUTHWEST CORNER IN THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 01 DEGREES 12 MINUTES 17 SECONDS E - 175.44 FEET WITH THE WEST LINE OF SAID LOT 7 AND THE EAST LINE OF SAID ELEVENTH STREET TO THE POINT OF BEGINNING AND CONTAINING 0.42-ACRES OF LAND.

Reported Address: 1102 WACO STREET, GATESVILLE, TX 76528-1454

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, Guy Wiggs, Donna Stockman, David Stockman, Lori McCarty, Denise Boerner, Jill Nichols, Meghan Lamonte, 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, Guy Wiggs, Donna Stockman, David Stockman, Lori McCarty, Denise Boerner, Jill Nichols, Meghan

Lamonte, 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, Guy Wiggs, Donna Stockman, David Stockman, Lori McCarty, Denise Boerner, Jill Nichols, Meghan Lamonte, 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.

