

8

FILED AT 10:15 O'CLOCK A.M.

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

**AUG 29 2016**

**DEED OF TRUST INFORMATION:**

*Barbara Simpson*  
COUNTY CLERK, CORYELL CO., TEXAS

**Date:** 01/03/2006  
**Grantor(s):** MICHAEL DAVEY AND WIFE, MARY DAVEY  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AEGIS WHOLESAL CORPORATION, A CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$12,780.00  
**Recording Information:** Instrument 191256  
**Property County:** Coryell  
**Property:**

LEGAL DESCRIPTION FOR A TRACT OF LAND IN CORYELL COUNTY, TEXAS, PART OF THE ELIZABETH JONES SURVEY NO. 1, AND BEING THE SAME TRACT DESCRIBED AS 0.422 ACRE IN A DEED TO ROY A. SHARP, JR. AND SPOUSE, DEANNA M. SHARP RECORDED IN DOCUMENT NO. 109849, OFFICIAL RECORDS OF CORYELL COUNTY, TEXAS. THE BEARINGS AND DISTANCES SHOWN ARE EXISTING CALLS AND RECORD CALLS.

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTH RIGHT OF WAY LINE OF LUTHERAN CHURCH ROAD BEING THE NORTHWEST CORNER OF THE ROY A. SHARP, JR, ET UX 0.434 ACRE TRACT RECORDED IN DOCUMENT NO. 92207 AND THE NORTHEAST CORNER OF THE 0.422 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS.

THENCE S. 20 DEG. 35' 00" W., 216.12 FEET TO A 1/2" IRON ROD FOUND BEING AN ELL CORNER OF THE BALANCE OF THE R. LITCHFIELD TRACT RECORDED IN VOLUME 574, PAGE 55 AND THE SOUTHEAST CORNER OF THE 0.422 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS. THENCE N. 69 DEG. 43' 41" W., 84.54 FEET TO A 1/2" IRON ROD FOUND IN THE EAST LINE OF THE "SECOND TRACT" RECORDED IN VOLUME 63, PAGE 498 BEING A CORNER OF THE BALANCE OF THE R. LITCHFIELD TRACT AND THE SOUTHWEST CORNER OF THE 0.422 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS.

THENCE N. 20 DEG. 16' 19" E., 215.33 FEET - BASE BEARING TO A 1/2" IRON ROD FOUND IN THE SOUTH RIGHT OF WAY LINE OF LUTHERAN CHURCH ROAD BEING THE NORTHEAST CORNER OF THE "SECOND TRACT" AND THE NORTHWEST CORNER OF THE 0.422 ACRE TRACT, FOR THE NORTHWEST CORNER OF THIS.

THENCE S. 70 DEG. 15' 11" E., 85.72 FEET WITH THE SOUTH RIGHT OF WAY LINE OF LUTHERAN CHURCH ROAD TO THE PLACE OF BEGINNING CONTAINING 0.422 ACRE OF LAND ACCORDING TO MY SURVEY MY CALCULATIONS.

THE BEARINGS OF THIS LEGAL DESCRIPTION ARE BASED ON THE WEST LINE OF THE TRACT DESCRIBED AS 0.422 ACRE IN A DEED TO ROY A. SHARP, JR. AND SPOUSE, DEANNA M. SHARP RECORDED IN DOCUMENT NO. 109849, OFFICAL RECORDS OF CORYELL COUNTY, TEXAS.

**Reported Address:** 1107-1109 LUTHERAN CHURCH ROAD, Copperas Cove, TX 76522

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** HPMC Solutions, LLC  
**Mortgage Servicer:** HPMC Solutions, LLC  
**Current Beneficiary:** HPMC Solutions, LLC  
**Mortgage Servicer Address:** 2002 Brazos Court, Westlake, TX 76262

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of October, 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:

I. 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.

