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AT 10:15 FILED 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: 08/10/2005
Grantor(s): LAHOMA KINMAN, A SINGLE PERSON
Original Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CORNERSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$60,234.00
Recording Information: Instrument 185780
Property County: Coryell
Property:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN AND BEING OUT OF THE C. CAZANOBA SURVEY, CORYELL COUNTY, TEXAS, COUNTY, TEXAS, AND BEING A PART OF LOT NUMBER ONE (1), BLOCK TWENTY-TWO (22), OF THE NEW ADDITION TO THE CITY OF GATESVILLE, TEXAS, AND BEING THE SAME TRACT DESCRIBED IN DEED TO JAYDIE DIXON, IN INSTRUMENT NO. 172474, OFFICIAL PUBLIC RECORDS, CORYELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING A 3/8 INCH IRON ROD FOUND IN A CHAIN LINK FENCE BEING S 88 DEGREES 32' 41" W, 52.14 FEET FROM A 3/8 INCH IRON ROD FOUND IN A CONTINUATION OF SAID FENCE, SAME BEING CALLED THE SOUTHWEST CORNER OF THE TRACT DESCRIBED IN DEED TO JOHN KAMPFER IN INSTRUMENT NO. 122402, OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, (O.P.R.C.C.T.) AND THE OCCUPIED SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT; THENCE, S 88 DEGREES 32' 41" W, 62.22 FEET (DEED - WEST, 62.33 FEET) ALONG AN EXISTING FENCE BEING CALLED THE SOUTH LINE OF SAID DIXON TRACT TO A 3/8 INCH IRON ROD FOUND AT A 2" STEEL FENCE CORNER POST, AND BEING CALLED THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, N 00 DEGREES 13' 48" W, 166.20 FEET, (DEED - NORTH, 165 FEET) ALONG AN OLD FENCE LINE EVIDENCED ON OCCASION BY OLD POSTS AND WIRE TO A 1/2 INCH IRON ROD WITH CAP MARKED "CORNER, 1852" SET NEAR PART OF AN OLD ROCK FENCE AND IN THE SOUTH MARGIN OF EAST LEON STREET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, N 90 DEGREES 00' E, 61.54 FEET (DEED EAST, 62.33 FEET) ALONG THE SOUTH MARGIN OF EAST LEON STREET TO A 3/8 INCH ROD FOUND FOR THE NORTHWEST CORNER OF SAID KAMPFER TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, S 00 DEGREES 00' E, 164.61 FEET (DEED - SOUTH, 165 FEET) DEPARTING THE SOUTH MARGIN OF LEON STREET TO THE PLACE OF BEGINNING AND CONTAINING 0.234 ACRES OF LAND, MORE OR LESS.

Reported Address: 1810 E LEON STREET, 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 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): Frederick Britton, Kristopher Holub, Patrick Zwiers, 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, 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 Frederick Britton, Kristopher Holub, Patrick Zwiers, 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, 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. Frederick Britton, Kristopher Holub, Patrick Zwiers, 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, 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.

