

8

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
AT 1115 O'CLOCK A M

OCT 24 2016

DEED OF TRUST INFORMATION:

Date: 02/20/2004
Grantor(s): BRANDON A. FAIRCHILD AND SPOUSE, KIESA FAIRCHILD
Original Mortgagee: AUSTIN MORTGAGE ASSOCIATES
Original Principal: \$70,518.00
Recording Information: Instrument 168917
Property County: Coryell
Property:

Barbara Jimenez
COUNTY CLERK, CORYELL CO., TEXAS

FIELD NOTES FOR A TRACT OF LAND IN CORYELL COUNTY, TEXAS, PART OF THE OTIS CLAPP SURVEY, ABSTRACT NO. 210 AND THE LAND HEREIN DESCRIBED BEING PART OF LOT 8, BLOCK 11, OF BLUESTEM ESTATES, REPLAT OF SECOND UNIT, AN ADDITION OF CORYELL COUNTY, TEXAS, BEING OF RECORD IN VOLUME 3, PAGE 6, PLAT RECORDS OF CORYELL COUNTY, TEXAS. BEGINNING AT A 1/2" IRON ROD WITH CAP FOUND IN THE EAST RIGHT-OF-WAY OF BLUESTEM DRIVE BEING THE SOUTHWEST CORNER OF LOT 7, BLOCK 11, OF SAID BLUESTEM ESTATES, REPLAT OF SECOND UNIT, AND BEING THE NORTHWEST CORNER OF SAID LOT 8, FOR THE NORTHWEST CORNER OF THIS. THENCE WITH THE NORTH LINE OF SAID LOT 8 AND THE SOUTH LINE OF SAID LOT 7, S. 76 DEGREES 26' 24" E., 335.01 FEET (PLAT S. 76 DEGREES 18' 20" E., 334.96 FEET) TO A 1-1/4" IRON PIPE FOUND BEING THE SOUTHEAST CORNER OF SAID LOT 7 AND BEING THE NORTHEAST CORNER OF SAID LOT 8, FOR THE NORTHEAST CORNER OF THIS. THENCE WITH THE EAST LINE OF SAID LOT 8, S. 17 DEGREES 56' 16" W., 132.45 FEET (PLAT BEARING S. 18 DEGREES 03' 04" W.) TO A 1/2" IRON ROD WITH CAP FOUND, FOR THE SOUTHEAST CORNER OF THIS. THENCE N. 76 DEGREES 27' 10" W., 325.21 FEET TO A 1/2" IRON ROD WITH CAP FOUND IN THE EAST RIGHT-OF-WAY OF BLUESTEM DRIVE, AND BEING IN THE WEST LINE OF SAID LOT 8, FOR THE SOUTHWEST CORNER OF THIS. THENCE WITH THE WEST LINE OF SAID LOT 8, AND THE EAST RIGHT-OF-WAY OF BLUESTEM DRIVE, N. 13 DEGREES 41' 40" E., 132.14 FEET (PLAT BEARING N. 13 DEGREES 41' 40" E.) TO THE POINT OF BEGINNING CONTAINING 1.001 ACRES OF LAND. THE BEARINGS FOR THE ABOVE DESCRIPTION ARE BASED ON THE WEST LINE OF SAID LOT 8.

Reported Address: 710 BLUESTEM DRIVE, 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: 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 December, 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.

