

AT 10:45 FILED O'CLOCK A M

NOV 14 2016

Barbara Jimico
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 12/24/2008
Grantor(s): CALEB P SANDERS AND WIFE, TIFFANY S. SANDERS
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A NOMINEE FOR WESTSTAR MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$97,367.00
Recording Information: Instrument 224024
Property County: Coryell
Property:

FIELD NOTES DESCRIBING A 0.99-ACRE TRACT OF LAND IN THE THOMAS W. MARSHALL SURVEY, ABSTRACT NUMBER 687, CORYELL COUNTY, TEXAS, AND BEING THE LAND CONVEYED TO CHRISTAL D. MCKENZIE, RECORDED IN VOLUME 367, PAGE 628 IN THE DEED RECORDS OF CORYELL COUNTY, TEXAS. SAID 0.99-ACRE TRACT SHOWN ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 4" DIAMETER STEEL PIPE FENCE POST FOUND AT THE NORTHEAST CORNER OF SAID CHRISTAL D. MCKENZIE TRACT, IN THE WEST FENCE LINE OF A CALLED FIRST TRACT (100-ACRES) CONVEYED TO RICHARD O. ASHBY AND WIFE, LAURIANNA SUE ASHBY, RECORDED IN VOLUME 339, PAGE 332 IN THE DEED RECORDS OF CORYELL COUNTY, TEXAS, AND BEING IN THE SOUTH LINE OF COUNTY ROAD 265 FOR THE NORTHEAST CORNER IN THE HEREIN DESCRIBED TRACT OF LAND; THENCE S 11 DEGREES 59 MINUTES 00 SECONDS W - 208.71 FEET WITH THE EAST LINE OF SAID CHRISTAL D. MCKENZIE TRACT, THE WEST LINE OF SAID ASHBY FIRST TRACT, AND GENERALLY FOLLOWING A WIRE FENCE TO A 1/2" DIAMETER IRON ROD SET WITH CAP (LETH #3879) IN A NORTH REMAINDER LINE OF A CALLED FIRST TRACT (160-ACRES) CONVEYED TO BILLIE WALTER MCKENZIE, RECORDED IN VOLUME 566, PAGE 650 IN THE DEED RECORDS OF CORYELL COUNTY, TEXAS, FOR THE SOUTHEAST CORNER IN THE HEREIN DESCRIBED TRACT OF LAND; THENCE N 71 DEGREES 00 MINUTES 00 SECONDS W - 208.71 FEET WITH THE SOUTH LINE OF SAID CHRISTAL D. MCKENZIE TRACT AND A NORTH REMAINDER LINE OF SAID BILLIE WALTER MCKENZIE FIRST TRACT TO A 1/2" DIAMETER IRON ROD SET WITH CAP (LETH #3879) FOR THE SOUTHWEST CORNER IN THE HEREIN DESCRIBED TRACT OF LAND; THENCE N 11 DEGREES 59 MINUTES 00 SECONDS E - 208.71 FEET WITH THE WEST LINE OF SAID CHRISTAL D. MCKENZIE TRACT AND AN EAST REMAINDER LINE OF SAID BILLIE WALTER MCKENZIE FIRST TRACT TO A 1/2" DIAMETER IRON ROD SET WITH CAP (LETH #3879) IN THE SOUTH LINE OF SAID COUNTY ROAD 265 FOR THE NORTHWEST CORNER IN THE HEREIN DESCRIBED TRACT OF LAND; THENCE S 71 DEGREES 00 MINUTES 00 SECONDS E - 208.71 FEET (BEARING BASIS - DEED CALL), WITH THE NORTH LINE OF SAID CHRISTAL D. MCKENZIE TRACT AND THE SOUTH LINE OF SAID COUNTY ROAD 265 TO THE POINT OF BEGINNING AND CONTAINING 0.99-ACRES OF LAND.

Reported Address: 1992 CR 265, 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: Ocwen Loan Servicing, LLC
Mortgage Servicer: Ocwen Loan Servicing, LLC
Current Beneficiary: Ocwen Loan Servicing, LLC
Mortgage Servicer Address: 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

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): Frederick Britton, Kristopher Holub, Patrick Zwierns, 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 Zwierns, 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, PC.

