

(21)

FILED AT 1020 O'CLOCK A.M.

MAY 15 2017

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

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

**DEED OF TRUST INFORMATION:**

**Date:** 08/19/2014  
**Grantor(s):** RICK J SPURGIN, A MARRIED MAN JOINED HEREIN BY CHANTAE SPURGIN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$117,472.00  
**Recording Information:** Instrument 274093  
**Property County:** Coryell  
**Property:**

BEING 0.244 ACRES, MORE OR LESS, OF THE C. CAZENOBAS SURVEY, ABSTRACT NO. 150, AND BEING THE SAME LAND DESCRIBED IN A DEED TO JAYDIE DIXON AND BLYTH DIXON AS RECORDED IN INSTRUMENT NO. 141117 OF THE PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, AND CALLED TO BE COMPRISED OF THE EAST 10 FT. OF THE NORTH 125 FT. OF BLOCK 105 AND THE NORTH 125 FT OF LOT 4, IN BLOCK 26 OF THE ORIGINAL TOWN OF GATESVILLE; BEGINNING AT A 1/2 INCH IRON PIN, FOUND, AT THE NORTHWEST CORNER OF SAID DIXON TRACT AND IN THE SOUTH LINE OF E. LEON STREET, AND ALSO BEING AT THE NORTHEAST CORNER OF A 0.243 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOSHUA C. STEFFEY AND MELISSA M. STEFFEY AS RECORDED IN INSTRUMENT NO. 257478 OF SAID PUBLIC RECORDS AND CALLED TO BE IN THE NORTH LINE OF SAID BLOCK 105; THENCE, EAST, WITH THE COMMON LINE OF SAID DIXON TRACT AND SAID STREET, 85.00 FEET, TO A 3/8 INCH IRON PIN, FOUND, AT THE NORTHEAST CORNER OF SAID DIXON TRACT AND AT THE NORTHWEST CORNER OF 0.158 ACRE TRACT OF LAND DESCRIBED IN A DEED TO KIMBERLY HILLIARD AND RUBEN HENDRIX AS RECORDED IN INSTRUMENT NO. 258109 OF SAID PUBLIC RECORDS, AND CALLED TO BE THE NORTHEAST CORNER OF SAID LOT 4, IN SAID BLOCK 26; THENCE, SOUTH, WITH THE EAST LINE OF DIXON TRACT, 125.00 FEET, TO THE SOUTHEAST CORNER OF SAID DIXON TRACT AND AT AN INNER ELL CORNER OF A 20.730 SQ. FT., TRACT OF LAND DESCRIBED IN A DEED TO JANICE M. BLANKENSHIP AS RECORDED IN INSTRUMENT NO. 209358 OF SAID PUBLIC RECORDS, FROM WHENCE A 3 INCH CONDUIT PIPE POST, BRS. S 11 DEGREES 26' 47" E, 0.65 FEET; THENCE, WEST, WITH THE SOUTH LINE OF SAID DIXON TRACT AND A NORTH LINE OF SAID BLANKENSHIP TRACT, 85.00 FEET, TO THE SOUTHWEST CORNER OF SAID DIXON TRACT AND AT THE NORTHWEST CORNER OF SAID BLANKENSHIP TRACT, ALSO BEING IN THE EAST LINE OF SAID 0.243 ACRE TRACT AND ON THE EAST WALL OF A CINDERBLOCK BUILDING, FROM WHENCE A 3 INCH CONDUIT PIPE POST, BRS. N 83 DEGREES 43' 35" E, 0.73 FEET; THENCE, NORTH WITH THE COMMON LINE OF SAID DIXON TRACT AND SAID 0.243 ACRE TRACT, 125.00 FEET, TO THE PLACE OF BEGINNING.

**Reported Address:** 1302 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 6th day of June, 2017  
**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, Denise Boerner, Jill Nichols, Meghan Lamonte, Michelle Schwartz, Braden Barnes, Michael Burns, Thuy Frazier, 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, Denise Boerner, Jill Nichols, Meghan Lamonte, Michelle Schwartz, Braden Barnes, Michael Burns, Thuy Frazier, 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, Denise Boerner, Jill Nichols, Meghan Lamonte, Michelle Schwartz, Braden Barnes, Michael Burns, Thuy Frazier, 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.

