

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/29/2006
Grantor(s): BETTY R. PRICE A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CTX MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$88,798.00
Recording Information: Book 1793 Page 264 Instrument 00041180
Property County: Lamar
Property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN LAMAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MAKE A PART HEREOF FOR ALL NECESSARY PURPOSES.

BEING A 0.2609 ACRE (11,365 SQUARE FOOT) TRACT OF LAND IN THE GEORGE W. COX SURVEY, ABSTRACT NO. 164, IN THE CITY OF PARIS, LAMAR COUNTY, TEXAS; BEING THE SOUTH PART OF LOT 6, CITY OF PARIS BLOCK 219, AND OUT OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED NOVEMBER 8, 1990, TO JOYCE KENNEMER, RECORDED IN VOLUME 189, PAGE 301 OF THE LAMAR COUNTY REAL PROPERTY RECORDS (L.C.R.P.R.), SAID 0.2609 ACRE OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS CITED HEREIN ARE REFERENCED TO DUE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF 19TH STREET SE PER VOL. 189, PG. 301, L.C.R.P.R.):

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF 19TH STREET SE (40 FEET WIDE) FOR THE NORTHEAST CORNER OF LOT 7 OF SAID CITY OF PARIS BLOCK 219 AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED MARCH 4, 1975, TO REBA MIEARS, RECORDED IN VOL. 566, PG. 508 OF THE LAMAR COUNTY DEED RECORDS, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

1) THENCE WEST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 7 AND SAID REBA MIEARS TRACT, A DISTANCE OF 118.94 FEET (CALL 120 FEET) TO A 1/2-INCH IRON ROD WITH CAP SET IN THE EAST BOUNDARY LINE OF LOT 5 OF SAID CITY OF PARIS BLOCK 219 AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED FEBRUARY 28, 2000, TO TEWABECH MEKONNEN, RECORDED IN VOL. 954, PG. 100, L.C.R.P.R., FOR THE NORTHWEST CORNER OF SAID REBA MIEARS TRACT;

2) THENCE NORTH, ALONG THE EAST BOUNDARY LINE OF SAID LOT 5 AND SAID TEWABECH MEKONNEN TRACT, A DISTANCE OF 95.56 FEET TO A POINT IN CONCRETE;

3) THENCE EAST, AT A DISTANCE OF 5.00 FEET PASSING A 1/2-INCH IRON ROD WITH CAP SET FOR REFERENCE, AND CONTINUING A TOTAL DISTANCE OF 118.94 FEET (CALL 120 FEET) TO A 1/2-INCH IRON ROD (BENT) FOUND IN THE WEST RIGHT-OF-WAY LINE OF 19TH STREET SE AND UNDER THE NORTH END OF A BRICK WALL;

4) THENCE SOUTH (REFERENCE BEARING), ALONG THE WEST RIGHT-OF-WAY LINE OF 19TH STREET SE, A DISTANCE OF 95.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2609 ACRE OF LAND.

Reported Address: 30 SOUTH EAST 19TH, PARIS, TX 75460

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 5th day of September, 2017

Time of Sale: 11:00AM or within three hours thereafter.

Place of Sale: THE EAST FOYER, JUST INSIDE THE FIRST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE AT 119 NORTH MAIN STREET, PARIS, LAMAR COUNTY, in Lamar County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Lamar County Commissioner's Court.

Substitute Trustee(s): Robert LaMont, Harriett Fletcher, Sheryl LaMont, David Sims, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiars, Kristopher Holub, Frederick Britton, 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 Robert

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LaMont, Harriett Fletcher, Sheryl LaMont, David Sims, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, 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. Robert LaMont, Harriett Fletcher, Sheryl LaMont, David Sims, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, 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.

AFFIDAVIT OF POSTING

THE STATE OF TEXAS

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COUNTY OF LAMAR

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Pursuant to the applicable provisions of Texas law, I, Shannah Howle, Jon Murphy Howle, Sue Spasic, Zoran W. Spasic, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack on the ____ day of _____, 20____, on behalf of and at the specific instruction and request of Wells Fargo Bank, NA did file a Notice of Trustees Sale with the County Clerk of Lamar County, Texas and did post a like Notice at the designated location at the Courthouse of Lamar County, Texas. The land described in the Notice of Trustee's Sale is located in Lamar County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: _____, 20____.

Shannah Howle, Jon Murphy Howle, Sue Spasic, Zoran W. Spasic, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Shannah Howle, Jon Murphy Howle, Sue Spasic, Zoran W. Spasic, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she posted and filed this notice in accordance with the requirements of the Texas Property Code and the applicable security instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the ____ day of _____, 20__.

Notary Public in and for the State of Texas

My commission expires: _____

Exhibit "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN LAMAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MAKE A PART HEREOF FOR ALL NECESSARY PURPOSES.

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Return to:Buckley Madole, P.C. , 14841 Dallas Parkway, Suite 425, Dallas, TX 75254