

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/23/2012
Grantor(s): WESLEY H. ELLIS AND WIFE, DIANA S. ELLIS
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CENDERA FUNDING, INC., A TEXAS CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$241,789.00
Recording Information: Book 466 Page 76 Instrument 20121527
Property County: Hamilton
Property:

FIELD NOTES FOR 20.000 ACRES OF LAND, MORE OR LESS, OUT OF THE A.G. MOORE SURVEY, ABSTRACT NO 516, HAMILTON COUNTY, TEXAS, OUT OF A 69.549 ACRE TRACT, BEING THAT SAME TRACT CALLED 70 ACRES CONVEYED TO JAMES E. ROBERTSON, JR. AND FAYE OLETA ROBERTSON BY DEED RECORDED IN VOLUME 246, PAGE 851, HAMILTON COUNTY DEED RECORDS, SAID 20.000 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING FOR REFERENCE AT A 4" STEEL PIPE FENCE CORNER POST WITH CONCRETE NAIL FOUND ON TOP, AT THE SOUTHEAST CORNER OF SAID 70 ACRES AND SOUTHWEST CORNER OF A 31.00 ACRE TRACT CONVEYED TO MARION STANFORD BY DEED RECORDED IN VOLUME 370, PAGE 769, HAMILTON COUNTY DEED RECORDS, PROCEEDING N 19 DEG. 46' 32" E 565.96 FEET ALONG THE EAST LINE OF SAID 70 ACRES TO A 1/2" STEEL PIN WITH ORANGE CAP SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING HEREOF; THENCE N 71 DEG. 17' 19" W 605.00 FEET THROUGH THE INTERIOR OF SAID 70 ACRES TO A 1/2" STEEL PIN WITH ORANGE CAP SET, FOR THE SOUTHWEST CORNER HEREOF; THENCE N 19 DEG. 46' 32" E 1434.96 FEET THROUGH THE INTERIOR OF SAID 70 ACRES, PASSING AT 1413.71 FEET A 1/2" STEEL PIN WITH ORANGE CAP SET NEAR FENCE, CONTINUING A TOTAL OF 1434.96 FEET TO A COMPUTED POINT IN A PUBLIC GRAVEL ROAD KNOWN AS COUNTY ROAD 507, ALSO KNOWN AS UNION SCHOOL ROAD, FOR THE NORTHWEST CORNER HEREOF; THENCE S 71 DEG. 14' 57" E 605.10 FEET ALONG THE NORTH LINE OF SAID 70 ACRES, WITH THE APPROXIMATE CENTER OF SAID GRAVEL ROAD TO A COMPUTED POINT AT THE NORTHEAST CORNER OF SAID 70 ACRES AND NORTHWEST CORNER OF SAID 31.00 ACRE TRACT, FOR THE NORTHEAST CORNER HEREOF; THENCE S 19 DEG. 46' 32" W 1445.10 FEET, PASSING AT 21.50' A 1/2" STEEL PIN WITH ORANGE CAP SET AT A WOOD FENCE CORNER POST AND CONTINUING ALONG THE EAST LINE OF SAID 70 ACRES AND THE WEST LINE OF SAID 31.00 ACRES TRACT A TOTAL OF 1445.10 FEET TO THE POINT OF BEGINNING, CONTAINING 20.000 ACRES OF LAND, MORE OR LESS. APPROXIMATELY 0.297 ACRE OF THIS TRACT IS OUTSIDE THE NORTH FENCE AND IN ROAD. BEARING BASIS IS SOUTH LINE OF SAID 70.00 ACRES (246/851).

Reported Address: 251 COUNTY ROAD 507, HAMILTON, TX 76531

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 2nd day of May, 2017
Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: AT WEST CENTER STEPS OF THE COURTHOUSE in Hamilton County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hamilton County Commissioner's Court.

Substitute Trustee(s): Linda Reppert, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Howard Whitney, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Pamela Thomas, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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 Linda Reppert, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Howard Whitney, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Pamela Thomas, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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. Linda Reppert, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Howard Whitney, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Pamela Thomas, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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.

Linda Reppert
Substitute Trustee

FILED and RECORDED

Instrument Number: 20170308 B: RP V: 518 P: 683

Filing and Recording Date: 02/27/2017 03:15:44 PM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



Kiesha Bagwell

Kiesha Bagwell, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.