

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

**DEED OF TRUST INFORMATION:**

**Date:** 07/16/2008  
**Grantor(s):** FRANCES F BARLOW, A SINGLE PERSON  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$147,000.00  
**Recording Information:** Book 01455 Page 00463 Instrument 00804877  
**Property County:** Freestone  
**Property:**

BEING 4.99 ACRES OF LAND SITUATED IN THE I. CARADINE SURVEY, ABSTRACT NO. 116, FREESTONE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 5.004 ACRE TRACT DESCRIBED IN A DEED FROM FREESTONE ENTERPRIZES, INC. TO KENNETH R. BARLOW ET UX, DATED NOVEMBER 29, 1982, AND RECORDED IN VOLUME 627, PAGE 326, OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS, SAID 4.99 ACRE TRACT TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (FOUND) AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED 5.004 ACRE TRACT, BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 5.005 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GEORGE K. HICKOX, JR., AND RECORDED IN VOLUME 605, PAGE 291, AND BEING IN THE WEST LINE OF THAT CERTAIN CALLED 7.006 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DORSEY BARLOW ET UX, AND RECORDED IN VOLUME 622, PAGE 712;

THENCE SOUTH 00 DEGREES 58' 36" EAST, FOR A DISTANCE OF 324.91 FEET, TO A T-BAR (FOUND) AT THE SOUTHEAST CORNER OF SAID 5.004 ACRE TRACT, BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 5.002 DESCRIBED IN A DEED TO BILL STEUART ET UX, AND RECORDED IN VOLUME 605, PAGE 362, AND BEING IN THE WEST LINE OF THE ABOVE MENTIONED 7.006 ACRE TRACT;

THENCE SOUTH 89 DEGREES 34' 04" WEST, FOR A DISTANCE OF 653.14 FEET, ALONG OR NEAR A FENCE, TO A 1/2" IRON ROD (SET WITH CAP MARKED "STANGER") FOR THE SOUTHWEST CORNER OF SAID 5.004 ACRE TRACT, BEING THE NORTHWEST CORNER OF THE ABOVE MENTIONED 5.002 ACRE TRACT, AND BEING IN THE EAST MARGIN OF COUNTY ROAD 601, FROM SAID 1/2" IRON ROD ANOTHER 1/2" IRON ROD (FOUND) FOR REFERENCE BEARS NORTH 89 DEGREES 34' 04" EAST, A DISTANCE OF 8.09 FEET;

THENCE NORTH 06 DEGREES 31' 11" WEST, FOR A DISTANCE OF 326.74 FEET, TO A 1/2" IRON ROD (SET WITH CAP MARKED "STANGER") FOR THE NORTHWEST CORNER OF SAID 5.004 ACRE TRACT, BEING THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 5.005 ACRE TRACT, AND BEING IN THE EAST MARGIN OF COUNTY ROAD 601;

THENCE NORTH 89 DEGREES 34' 04" EAST, FOR A DISTANCE OF 684.70 FEET, ALONG OR NEAR A FENCE, BACK TO THE PLACE OF BEGINNING, AND CONTAINING 4.99 ACRES OF LAND.

BEARINGS ARE BASED ON THE RECORD BEARING SOUTH 89 DEGREES 34' 04" WEST ALONG THE MONUMENTED SOUTH LINE OF THE 5.004 ACRE TRACT SHOWN HEREON PER VOLUME 627, PAGE 326, D.R.F.C.T.

**Reported Address:** 381 CR 601, TEAGUE, TX 75860

**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, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of June, 2015  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** AT THE FRONT STEPS AT THE SOUTH ENTRANCE OF THE COURTHOUSE in Freestone County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Freestone County Commissioner's Court.

**Substitute Trustee(s):** Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, 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 Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, 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

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: Apr 27, 2015 AT 12:56P  
as Recordings  
Document Number: 01501523  
Total Fees: 38.00  
Receipt Number - 130851  
By: Melissa Munoz, Deputy

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, Sharon St. Pierre, Sheryl LaMont, David Sims, 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.

*Sharon St. Pierre*  
*Substitute Trustee*  
*4-27-15*

**AFFIDAVIT OF POSTING**

THE STATE OF TEXAS

§  
§

COUNTY OF FREESTONE

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Pursuant to the applicable provisions of Texas law, I, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack on the 27<sup>th</sup> day of APRIL, 2015, on behalf of and at the specific instruction and request of Wells Fargo Bank, N.A. did file a Notice of Trustees Sale with the County Clerk of Freestone County, Texas and did post a like Notice at the designated location at the Courthouse of Freestone County, Texas. The land described in the Notice of Trustee's Sale is located in Freestone County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

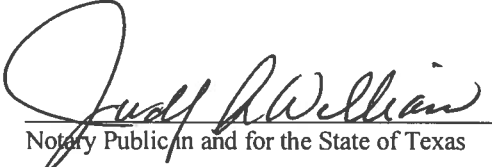
DATED: APRIL 27<sup>th</sup>, 2015.

*Sharon St. Pierre*

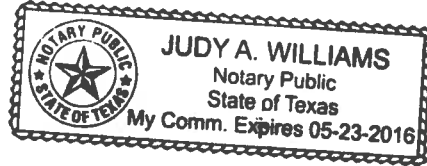
Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, 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 27<sup>th</sup> day of APRIL, 2015.

  
Notary Public in and for the State of Texas

My commission expires: 5-23-2016



**Exhibit "A"**

BEING 4.99 ACRES OF LAND SITUATED IN THE I. CARADINE SURVEY, ABSTRACT NO. 116, FREESTONE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 5.004 ACRE TRACT DESCRIBED IN A DEED FROM FREESTONE ENTERPRIZES, INC. TO KENNETH R. BARLOW ET UX, DATED NOVEMBER 29, 1982, AND RECORDED IN VOLUME 627, PAGE 326, OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS, SAID 4.99 ACRE TRACT TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: Apr 30, 2015 AT 08:13A  
as Notice of Trustee Sale

**NOTICE OF TRUSTEE'S SALE**

Total Fees : 8.00  
Receipt Number - 130896  
By: Sonama Adkins, Deputy

Date: April 28, 2015

Deed of Trust

Date: June 22, 2001

Grantor: ROGER O. WILSON and wife, TERESA L. WILSON

Grantor's County: Freestone County, Texas

Beneficiary: BANK OF FAIRFIELD, Branch of FIRST NATIONAL BANK of  
Mexia (now known as Incommons Bank, N.A.)

Trustee: GREG STUBBS

Recording Information: Volume 1163, Page 589, Official Records of Freestone  
County, Texas

Property:

All that certain lot, tract or parcel of land, situation in Freestone County,  
Texas, part of the I. H. REED LEAGUE, Abstract No. 23, and being more  
particularly described as follows, to wit:

Being a lot 100 feet by 200 feet out of that certain tract described in deed,  
from Mrs. Mary Peyton to H. K. Shanks dated November 14<sup>th</sup>, 1945, and  
recorded in Volume 180, Page 626, Deed Records, Freestone County, Texas,  
being a part of Lot No. Five (5) in Block No. One (1) set aside to A. G. Anderson I  
the Report of Commissioners in Cause NO. 1930, styled "A. G. Anderson Vs.  
Jas. W. Sandifer, et al", the order approving said report dated February 27, 1895,  
and recorded in Volume 8, Page 330 Civil Minutes of the District Court of  
Freestone County, Texas, and

BEGINNING at the N. E. corner of the H. K. Shanks tract on the West side  
of a dirt road, being the S. E. corner of the C. J. Robertson home lot;

THENCE West 200 ft. along the S. line of the Robertson Lot and the  
Hunter land to the N. E. corner of the P. K. McWaters lot, being the N. W. corner  
of the shanks tract;

THENCE south 100 ft. along the E. line of the McWaters lot to stake for  
corner;

THENCE east 200 ft. to stake on the West side of dirt road being the E.  
line of the Shanks tract;

THENCE North 100 ft. along the W. line of said road to place of beginning,  
and

Being the same land described I deed form Harvey K. Shanks to S. W.  
Wilson and wife, Clevie Wilson, dated June 4<sup>th</sup>, 1965, and recorded in Volume  
351, Page 604, Deed Records, Freestone County, Texas.

Note

Date: June 22, 2001

Amount: THIRTY-FIVE THOUSAND AND 00/100 DOLLARS (\$35,000.00)

Maker: ROGER O. WILSON and wife, TERESA L. WILSON

Payee: BANK OF FAIRFIELD, Branch of FIRST NATIONAL BANK of  
Mexia (now known as Incommons Bank, N.A.)

Date of Sale of Property: June 2, 2015

Earliest time of Sale of Property: 10:30 a.m.

Place of Sale of Property: Front door of at the front steps of the Freestone County  
Courthouse (South Entrance) located in Fairfield, Freestone County, Texas.

Because of default in performance of the obligations of the deed of trust, Trustee  
will sell the property by public auction to the highest bidder for cash at the place and  
date specified to satisfy the debt secured by the deed of trust. The sale will begin at the  
earliest time stated above or within three hours after that time.

  
\_\_\_\_\_  
GREG STUBBS, TRUSTEE

STATE OF TEXAS

COUNTY OF LIMESTONE

This instrument was acknowledged before me on the 29<sup>th</sup> day of April 2015, by  
GREG STUBBS, and in the capacity therein stated.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

