

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: April 07, 2015

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE)
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 15, 2007 and recorded in Document VOLUME 01423, PAGE 00834 real property records of FREESTONE County, Texas, with RAEANNA L. BUCHANAN, grantor(s) and BRANSFORD LENDING, LLC D/B/A TRINITY MTG SERVICES, mortgagee.


4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RAEANNA L. BUCHANAN, securing the payment of the indebtednesses in the original principal amount of \$93,342.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219


BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Feb 23, 2015 AT 10:56A
as Notice of Trustee Sale

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

Total Fees : 8.00
Receipt Number - 129797
By, Melissa Munoz, Deputy

75



NOS0000005057187

EXHIBIT "A"

BEING 0.262 OF AN ACRE OF LAND SITUATED IN THE I. H. REED SURVEY ABSTRACT NO. 23, FREESTONE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED NORTH NINETY FEET OF LOT TWENTY-TWO (22) OF THE W. A. MOREHEAD ADDITION DESCRIBED IN A DEED FROM TOM J. CULWELL TO ADDIE MAE CULWELL, DATED NOVEMBER 6, 2003, AND RECORDED IN VOLUME 1256, PAGE 824, OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS, SAID 0.262 ACRE TRACT TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD (FOUND) AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED LOT 22, BEING AT THE SOUTHWEST CORNER OF LOT 23 OF SAID ADDITION, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SHADY LANE (40' R.O.W);

THENCE SOUTH 89 DEG 51' 13" EAST, FOR A DISTANCE OF 126.89 FEET, TO AT BAR (FOUND) AT THE NORTHEAST CORNER OF SAID LOT 22, AND BEING AT THE SOUTHEAST CORNER OF LOT 23, BEING AT THE SOUTHWEST CORNER OF LOT 11, AND BEING AT THE NORTHWEST CORNER OF LOT 12;

THENCE SOUTH 00 DEG 01' 03" EAST, FOR A DISTANCE OF 89.99 FEET, TO A T-BAR (FOUND) AT THE SOUTHEAST CORNER OF SAID NORTH NINETY FEET OF LOT 22, BEING IN THE EAST LINE OF SAID LOT 22, BEING IN THE WEST LINE OF LOT 12, AND BEING AT A CHAIN LINK FENCE CORNER;

THENCE NORTH 89 DEG 50'.38" WEST, FOR A DISTANCE OF 126.91 FEET, TO A 1/2" IRON ROD (FOUND) AT THE SOUTHWEST CORNER OF SAID NORTH NINETY FEET OF LOT 22, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SHADY LANE;

THENCE NORTH, FOR A DISTANCE OF 89.96 FEET, WITH THE WEST LINE OF LOT 22, AND WITH THE EAST RIGHT-OF-WAY LINE OF SHADY LANE, BACK TO THE PLACE OF BEGINNING, AND CONTAINING 0.262 OF AN ACRE LAND.

BEARINGS ARE BASED ON A BEARING OF "NORTH" ALONG THE MONUMENTED WEST LINE OF THE NORTH NINETY FEET OF LOT 22 AS RECORDED IN VOLUME 1256, PAGE 824.



NOS0000005057187

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/10/2007
Grantor(s): JAMES WHITFIELD AND SPOUSE, STEPHANIE WHITFIELD
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$179,000.00
Recording Information: Instrument 00706507
Property County: Freestone
Property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF FAIRFIELD, R. GAINOR LEAGUE, A-12, FREESTONE COUNTY, TEXAS, BEING 0.547 ACRE OF LAND AND BEING ALL OF LOT 2 IN BLOCK 1 IN SAID CITY AS SHOWN ON PLAT OF SAID CITY. SAID LOT 2 CONTAINS A 10 FOOT STRIP OF LAND, DESCRIBED IN A DEED FROM H.M.W. WHATLEY TO JOHN T.L. WILSON, TRUSTEE, VOLUME 1084, PAGE 348, ALSO IN A DEED FROM CAROL PEYTON TO ERIC WILSON, VOL. 1216, PG. 85, ALSO IN A DEED FROM JOHN T.L. WILSON, TRUSTEE TO ERIC WILSON, VOL. 1141, PG. 14, OFFICIAL RECORDS FREESTONE COUNTY, TEXAS. SAID LOT 2 DESCRIBED TO WIT.

BEGINNING AT A 5/8" IRON ROD FOUND FOR THIS SOUTHWEST CORNER IN THE NORTH R.O.W. OF REUNION STREET, SAID POINT BEING THE SOUTHEAST CORNER OF THE GEORGE ROBINSON LOT, CALLED LOT 1 IN BLOCK 1, VOL. 1021, PG. 226;

THENCE NORTH (BASIS OF BEARING PER PLAT), 169.0 FEET PARTLY PARALLEL WITH A 7 FOOT CHAIN LINK FENCE TO A 1/2" IRON ROD FOUND FOR THIS NORTHWEST CORNER;

THENCE EAST, 141.0 FEET PARALLEL WITH A 7-FOOT CHAIN LINK FENCE TO A 1/2" IRON ROD FOUND FOR THIS NORTHEAST CORNER. THE MIDDLE OF HARMON STREET BEARS EAST, 32 FEET;

THENCE SOUTH, 169.0 FEET ALONG THE WEST R.O.W. OF HARMON STREET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST R.O.W. INTERSECTION OF HARMON STREET AND REUNION STREET FOR THIS SOUTHEAST CORNER;

THENCE WEST, 141.0 FEET ALONG THE NORTH R.O.W. OF REUNION STREET TO THE POINT OF BEGINNING, CONTAINING 0.547 ACRE OF LAND, MORE OR LESS.

Reported Address: 317 SOUTH HARMON STREET, FAIRFIELD, TX 75840

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 7th day of April, 2015
Time of Sale: 10:00AM 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): Lori Garner or Sharon St. Pierre or Robert LaMont, 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 Lori Garner or Sharon St. Pierre or Robert LaMont, 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. Lori Garner or Sharon St. Pierre or Robert LaMont, 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.

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
DN: Feb 26, 2015 AT 09:29A
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 129840
By: Melissa Munoz, Deputy

76

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.

A handwritten signature in cursive script that reads "Lou Garner". The signature is written in black ink and is positioned to the right of the typed name "Buckley Madole, P.C.".

PAGE 348, ALSO IN A DEED FROM CAROL PEYTON TO ERIC WILSON, VOL. 1216, PG. 85, ALSO IN A DEED FROM JOHN T.L. WILSON, TRUSTEE TO ERIC WILSON, VOL. 1141, PG. 14, OFFICIAL RECORDS FREESTONE COUNTY, TEXAS. SAID LOT 2 DESCRIBED TO WIT.

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THENCE WEST, 141.0 FEET ALONG THE NORTH R.O.W. OF REUNION STREET TO THE POINT OF BEGINNING, CONTAINING 0.547 ACRE OF LAND, MORE OR LESS.

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 00706507 and recorded in the real property records of Freestone County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property

described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 4th day of February, 2015.


JUDGE PRESIDING

Return to:

Buckley Madole, P.C.
Attn: Home Equity Department
14841 Dallas Parkway, Suite 425
Dallas, TX 75254
Fax: (972) 643-6699