

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/05/2013
Grantor(s): LARRY BLAKE CRYER JOINED BY HIS WIFE GINA D CRYER SIGNED PRO FORMA TO PERFECT LIEN ONLY
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$227,716.00
Recording Information: Book 01607 Page 00839 Instrument 01302316
Property County: Freestone
Property:

BEING A 0.634 ACRE TRACT OF LAND, A PART OF SUBDIVISIONS 10 AND 11, DIVISION 5, CITY OF WORTHAM, FREESTONE COUNTY, TEXAS, AND BEING THAT CALLED 0.5534 ACRE TRACT A AND 0.0807 ACRE TRACT B DESCRIBED IN THE DEED DATED APRIL 5, 1991 FROM ELOISE ECKHARDT OSBORNE, INDEPENDENT EXECUTRIX OF THE MARTHA B ECKHARDT ESTATE TO UEL DAVIS JR. ET UX AND RECORDED IN VOL 853, PG. 239, DEED RECORDS OF FREESTONE COUNTY, TEXAS, SAID 0.634 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE NORTH LINE OF MAIN STREET AND THE SOUTH LINE OF SUBDIVISION 10 FOR SOUTHEAST CORNER OF SAID TRACT B AND THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE H.A. BURLESON TRACT OF RECORD IN VOL 299, PG. 337

THENCE N 77 DEGREES 53'55" W. (BASIS OF BEARING FROM PREVIOUS DEED DESCRIPTION) WITH THE NORTH LINE OF MAIN STREET AND THE SOUTH LINE OF SUBDIVISION 10, AT 35.48 FT. THE SOUTHWEST CORNER OF TRACT B AND SOUTHEAST CORNER OF TRACT A, IN ALL, 116.61 FT TO A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SUBDIVISION 10 AND TRACT A, SAME BEING THE SOUTHEAST CORNER OF THE SUBDIVISION 19 AND THE NATASHA HENRY 0.825 ACRE TRACT OF RECORD IN VOL. 1168, PG. 632;

THENCE N 12 DEGREES 04'22" E. 297.57 FT WITH THE WEST LINE OF SUBDIVISIONS 10 AND 11, AND THE EAST LINE OF SUBDIVISION 19 TO A SET 1/2" IRON ROD IN AN ALLEY FOR NORTHWEST CORNER OF TRACT A AND THIS TRACT, SAME BEING THE NORTHEAST CORNER OF SAID HENRY TRACT;

THENCE S. 77 DEGREES 57'18" E. 80.87 FT. WITH THE SOUTH LINE OF SAID ALLEY AND NORTH LINE OF TRACT A TO A SET 1/2" IRON ROD FOR NORTHEAST CORNER OF SAID TRACT A AND THIS TRACT, SAME BEING THE NORTHWEST CORNER OF THE SARA BROOKS TRACT OF RECORD IN VOL 723, PG. 435

THENCE S 12 DEGREES 01'23" W., AT 9.0 FT, A STEEL GATE, AT 186.5 FT A FENCE, IN ALL, 198.56 FT TO A SET 1/2" IRON ROD FOR NORTHWEST CORNER OF SAID TRACT B AND AN ELL CORNER IN THE EAST LINE OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID BROOKS TRACT,

THENCE S 77 DEGREES 54'53" E. 35.44 FT. WITH THE SOUTH LINE OF SAID BROOKS TRACT AND NORTH LINE OF TRACT B TO A SET 1/2" IRON ROD FOR NORTHEAST CORNER OF TRACT B AND AN ELL CORNER IN THE EAST LINE OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF SAID BURLESON TRACT,

THENCE S 12 DEGREES 00'01" W. 99.10 FT WITH THE WEST LINE OF SAID BURLESON TRACT AND THE EAST LINE OF TRACT B TO THE POINT OF BEGINNING, CONTAINING 0.634 ACRE

Reported Address: 408 WEST MAIN STREET, WORTHAM, TX 76693

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 March, 2017

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

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Jan 30, 2017 AT 11:10A
is Notice of Trustee Sale
Total Fees : 8.00
Receipt Number - 139829
By: Crystal Rossiaky, Deputy

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, 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. Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, 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.


1-30-17