

16-0031FC

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

FILED FOR RECORD
SHELBY COUNTY, TEXAS

Date: 09/16/2002
Grantor(s): ROBERT AGNEW, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BSM FINANCIAL, L.P. DBA BANKSOURCE MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$76,125.00
Recording Information: Book 950 Page 319 Instrument 2002-5502
Property County: Shelby
Property: _____ DEPUTY

BEING 1.17 ACRES PART OF THE D.T.F. YORDT SURVEY A-830, SHELBY COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN THE WARRANTY DEED FROM JOHNNIE AGNEW AND WIFE, OMIE AGNEW TO ROBERT AGNEW, JERRY AGNEW AND BECKY LAGRONE DATED APRIL 19, 1984, RECORDED IN VOL. 636, PAGE 52, DEED RECORDS SHELBY COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT ON THE APPARENT CENTERLINE OF CR 4530 AT ITS INTERSECTION WITH THE PROJECTION OF A FENCE WE FOUND ON THE RECOGNIZED EBL OF THE ROBERT AGNEW ET AL CALLED 9.0 ACRE TRACT IN THE D.T.F. YORDT SURVEY A-830, SHELBY COUNTY, TEXAS, DESCRIBED IN DEED RECORDED IN VOL. 636, PAGE 52, SHELBY COUNTY DEED RECORDS, SAID POINT BEING THE RECOGNIZED SEC OF SAID AGNEW TRACT AND THE RECOGNIZED SWC OF THE GEORGE BOWERS TRACT DESCRIBED IN DEED RECORDED IN VOL. 393, PAGE 521, SHELBY COUNTY DEED RECORDS; THENCE N 46 DEG. 42 MIN. 15 SEC. W ALONG THE APPARENT CENTERLINE OF CR 4530 A DISTANCE OF 300.00 FT. TO A NAIL WE SET FOR THE SWC OF THIS TRACT; THENCE N 53 DEG. 48 MIN. 55 SEC. E INTO THE AFOREMENTIONED AGNEW TRACT AT 12.75 FT. PASSING A 2" ANGLE IRON WE SET AS REFERENCE AND CONTINUING TO A TOTAL DISTANCE OF 299.43 FEET TO A 1" PIPE WE SET; THENCE S 67 DEG. 15 MIN. 57 SEC. E A DISTANCE OF 37.88 FT. TO A 1/2" PIPE WE SET IN AN OLD FENCE WE FOUND ON THE RECOGNIZED EBL OF THE AFOREMENTIONED AGNEW TRACT AND THE RECOGNIZED WBL OF THE AFOREMENTIONED BOWERS TRACT; THENCE S 09 DEG. 00 MIN. 00 SEC. W ALONG THE AFOREMENTIONED FENCE A DISTANCE OF 372.457 FT. TO THE PLACE OF BEGINNING AND CONTAINING 1.17 ACRES OF LAND, MORE OR LESS.
Reported Address: 667 COUNTY ROAD 4530, TENAHA, TX 75974

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 1st day of November, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: Front steps of the Shelby County Courthouse located at 200 San Augustine Street, Center, Texas 75935 in Shelby County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Shelby County Commissioner's Court.
Substitute Trustee(s): Sheryl LaMont, Robert LaMont, David Sims, Sharon St. Pierre, Harriett Fletcher, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Matthew 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 Sheryl LaMont, Robert LaMont, David Sims, Sharon St. Pierre, Harriett Fletcher, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Matthew 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.

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. Sheryl LaMont, Robert LaMont, David Sims, Sharon St. Pierre, Harriett Fletcher, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Matthew Wolfson, Chris Demarest, 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.