

FILED FOR RECORD  
IN MY OFFICE  
AT 2:15 O'CLOCK P M

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

OCT 24 2016

**DEED OF TRUST INFORMATION:**

**Date:** 06/23/2014  
**Grantor(s):** THOMAS IRA BARR, A MARRIED MAN AND SARAH KELISABETH BARR, PANOLA COUNTY, TEXAS  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE DEPUTY  
FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$91,935.00  
**Recording Information:** Book 1783 Page 785 Instrument 183849  
**Property County:** Panola  
**Property:**

METES AND BOUNDS DESCRIPTION OF  
A 0.369-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE ADOLPHUS MOORMAN SURVEY, ABSTRACT NO. 427 PANOLA COUNTY, TEXAS, AND BEING THAT CERTAIN TRACT OF LAND CONVEYED TO R.T. HOLLAND, ET UX, AND RECORDED IN VOLUME 663, PAGE 496, OF THE DEED RECORDS, PANOLA COUNTY, TEXAS, SAME BEING PART OF COLLEGE CIRCLE ADDITION, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A PK NAIL SET IN PAVEMENT AT THE INTERSECTION OF COLLEGE CIRCLE STREET AND WEST HOLLAND STREET;  
THENCE S 13 DEG. 00'00" E (BEARING BASIS) WITH THE EAST LINE OF COLLEGE CIRCLE STREET A DISTANCE OF 130.00 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF;  
THENCE N 73 DEG. 02'38" E A DISTANCE OF 123.00 FEET TO A 1/2-INCH IRON ROD SET FOR THE SOUTHEAST CORNER HEREOF;  
THENCE N 13 DEG. 05'07" W A DISTANCE OF 132.49 FEET TO 5/8-INCH IRON PIPE FOUND IN THE SOUTH LINE OF WEST HOLLAND STREET;  
THENCE S 71 DEG. 52'53" W WITH THE SOUTH LINE OF WEST HOLLAND STREET A DISTANCE OF 123.00 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 16092.54 SQUARE FEET, 0.369-ACRES

**Reported Address:** 1015 W HOLLAND STREET, CARTHAGE, TX 75633

**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 6th day of December, 2016  
**Time of Sale:** 01:00PM or within three hours thereafter.  
**Place of Sale:** AT THE STEPS OF THE COURTHOUSE, SUCH STEPS BEING LOCATED ON THE EAST SIDE OF THE COURTHOUSE in Panola County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Panola County Commissioner's Court.

**Substitute Trustee(s):** Carol Hampton, Terri Worley, Lisa DeLong, 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 Carol Hampton, Terri Worley, Lisa DeLong, 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. Carol Hampton, Terri Worley, Lisa DeLong, 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.

*Carol Hampton*