

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/20/2010
Grantor(s): DANNY LEON LANGFORD, A SINGLE PERSON AND RUFUS L. LANGFORD AND WIFE, DENISE L. LANGFORD
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NETWORK FUNDING, L.P., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$54,269.00
Recording Information: Book 1581 Page 156 Instrument 153338
Property County: Panola
Property:

ALL THAT CERTAIN LOT OR PARCEL OF LAND BEING 0.411 ACRES OF LAND, MORE OR LESS, OUT OF THE SAMUEL THOMPSON SURVEY, A -673 IN PANOLA COUNTY, TEXAS, MORE FULLY DESCRIBED BELOW:

ALL THAT CERTAIN 0.411 ACRE PARCEL OF LAND, A PART OF THE SAMUEL THOMPSON SURVEY, ABSTRACT NO. 673, PANOLA COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN TRACT OF LAND ORIGINALLY CALLED 2 ACRES DESCRIBED IN A DEED FROM H.C. CARTER AND WIFE, OLA CARTER, TO G.W. AARON AND WIFE, RUTH AARON, DATED JANUARY 22, 1952, RECORDED IN VOL. 318, PAGE 88 OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS, ALSO BEING A PART OF THAT CERTAIN PARCEL OF LAND CALLED 6200 SQUARE FEET DESCRIBED IN A DEED FROM CHARLES R. BRAZZIL AND WIFE, GLADYS BRAZZIL, TO G.W. AARON AND WIFE, RUTH AARON, DATED AUGUST 24, 1981, RECORDED IN VOL. 703, PAGE 227, OF THE SAID DEED RECORDS, AND THE SAID 0.411 ACRE SUBJECT PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 3/8-INCH IRON ROD WITH PLASTIC CAP FOUND FOR THE SOUTHEAST CORNER OF THE SUBJECT PARCEL IN THE NORTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD NO. 123, SAME BEING THE SOUTHEAST CORNER OF THE ABOVE MENTIONED PARCEL CALLED 6200 SQUARE FEET, AND ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 1.886 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM GLADYS L. BRAZZIL TO JEFFREY P. JACKS AND SHANNON JACKS, DATED OCTOBER 12, 2007, RECORDED IN VOL. 1405, PAGE 679 OF THE OFFICIAL PUBLIC RECORDS OF PANOLA COUNTY, TEXAS; THENCE NORTH 0 DEGREES 54'29" EAST, PASSING A CHAIN-LINK FENCE CORNER POST AT 1.8 FEET, AND CONTINUING ON WITH THE WEST BOUNDARY LINE OF SAID CALLED 1.886 ACRE TRACT A DISTANCE OF 121.18 FEET TO A 3/8-INCH IRON ROD WITH PLASTIC CAP FOUND FOR THE NORTHEAST CORNER OF THE SUBJECT PARCEL, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 0.294 ACRE TRACT DESCRIBED IN A DEED FROM G.W. AARON, ET UX, TO MARY FRANCES WHITFIELD, DATED JUNE 7, 1989, RECORDED IN VOL. 842, PAGE 273 OF THE SAID PANOLA COUNTY DEED RECORDS; THENCE NORTH 89 DEGREES 48'27" WEST WITH THE SOUTH BOUNDARY LINE OF THE SAID CALLED 0.294 ACRE TRACT, PASSING A CHAIN-LINK FENCE CORNER AT 2.6 FEET, AND CONTINUING ON FOR A TOTAL DISTANCE OF 144.38 FEET TO A 1/2-INCH IRON ROD SET FOR ITS SOUTHWEST CORNER AT A CHAIN-LINK FENCE CORNER, SAME BEING AN INNER ELL CORNER OF THAT CERTAIN CALLED 1.82 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM FRANCES DAVIS WHITFIELD HANKINS, ET VIR, TO CLARK SANFORD, ET UX, SALLYE SANFORD, DATED MAY 24, 2004, RECORDED IN VOL. 1222, PAGE 154 OF THE SAID OFFICIAL PUBLIC RECORDS; THENCE SOUTH 3 DEGREES 42'04" WEST WITH THE SOUTHERLY EAST BOUNDARY LINE OF THE SAID SANFORD TRACT, PASSING A STEEL SPIKE SET ON LINE AT 39.84 FEET, BEING THE NORTHWEST CORNER OF A 12 FEET WIDE ACCESS EASEMENT DESCRIBED IN VOL. 1219, PAGE 39 OF THE SAID OFFICIAL PUBLIC RECORDS, AND CONTINUING ON FOR A TOTAL DISTANCE OF 121.84 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP FOUND FOR THE WESTERLY SOUTHEAST CORNER OF THE SAID SANFORD TRACT IN THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID FARM-TO-MARKET ROAD NO. 123, SAME BEING THE SOUTHWEST CORNER OF THE SUBJECT PARCEL, AND BEING LOCATED IN THE SOUTH BOUNDARY LINE OF THE ABOVE MENTIONED TRACT ORIGINALLY CALLED 2 ACRES; THENCE SOUTH 89 DEGREES 58'37" EAST WITH THE SAID RIGHT-OF-WAY LINE, PASSING A STEEL SPIKE SET FOR THE SOUTHEAST CORNER OF THE AFORESAID ACCESS EASEMENT AT 12.00 FEET, AND CONTINUING ON FOR A TOTAL DISTANCE OF 150.32 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL AREA OF 0.411 OF AN ACRE.

Reported Address: 1239 FM 123, 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:

FILED FOR RECORD
IN MY OFFICE
AT 11:35 O'CLOCK A M

JAN 30 2017

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY T. Endley DEPUTY

Date of Sale: Tuesday, the 7th day of March, 2017
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): Sheryl LaMont, Robert LaMont, David Sims, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, 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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sheryl LaMont, Robert LaMont, David Sims, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, 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. Sheryl LaMont, Robert LaMont, David Sims, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Kristie Alvarez, Julian Perrine, Matt Hansen, Chris Demarest, 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.

