

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

APR 10 2017

DEED OF TRUST INFORMATION:

Date: 12/20/2002
Grantor(s): ALAN E. ROBERTS AND BELINDA K. ROBERTS, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS COUNTY CLERK, PANOLA COUNTY, TEXAS
NOMINEE FOR STERLING CAPITAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS BY BOBBIE DAVIS DEPUTY
Original Principal: \$45,015.00
Recording Information: Book 1171 Page 579 Instrument 82210
Property County: Panola
Property:

ALL THAT CERTAIN 5.000 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE C. LINDSEY SURVEY, A-387, PANOLA COUNTY, TEXAS AND BEING ALL OF A CALLED 0.485 ACRE TRACT DESCRIBED AS "TRACT II" IN DEED FROM GERALDINE BRADY TO JOHN K. JACOBS, ET UX DATED JANUARY 10, 2000 AND RECORDED IN VOLUME 1081, PAGE 819 OF THE PUBLIC OFFICIAL RECORDS OF PANOLA COUNTY, TEXAS AND ALSO BEING PART OF A CALLED 25.112 ACRE TRACT DESCRIBED AS "TRACT I" IN THE ABOVE MENTIONED DEED; SAID 5.000 ACRE TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SWC OF SAID 25.112 ACRE TRACT ON THE EAST RIGHT-OF-WAY (ROW) LINE OF FARM-TO-MARKET (FM) 348, SAME BEING THE NWC OF A CALLED 4.299 ACRE TRACT DESCRIBED IN DEED FROM LEE SMITH HUNT, ET UX TO BILLY FOWLER, ET UX DATED FEBURARY 11, 2000 AND RECORDED IN VOLUME 1084, PAGE 664 OF SAID PUBLIC OFFICIAL RECORDS;
THENCE N 00 DEGREES 08' 39"W (RECORD BEARING), ALONG THE WBL OF SAID 25.112 ACRE TRACT AND 0.485 ACRE TRACT AND EAST ROW LINE OF FM 348, 499.84 FEET TO A 1/2 INCH IRON ROD (SET);
THENCE ACROSS SAID 25.112 ACRE TRACT AS FOLLOWS:
N 78 DEGREES 31' 12"E 395.29 FEET TO A 1/2 INCH IRON ROD(SET); AND
S 11 DEGREES 28' 48" E 490.09 FEET TO A 1/2 INCH IRON ROD SET ON THE SBL OF SAID 25.112 ACRE TRACT AND THE NBL OF A CALLED 51.25 ACRE TRACT DESCRIBED IN CONTRACT OF SALE AND PURCHASE TO PAUL GRIFFITH, JR. AND RECORDED IN VOLUME 457, PAGE 568 OF SAID PUBLIC OFFICIAL RECORDS FROM WHICH A 2 INCH IRON PIPE FOUND AT THE SEC OF SAID 25.112 ACRE TRACT BEARS N 78 DEGREES 31' 12"E 786.43 FEET;
THENCE S 78 DEGREES 31' 12"W, ALONG THE SBL OF SAID 25.112 ACRE TRACT AND THE NBL OF SAID 51.25 ACRE TRACT AT 178.85 FEET A 1/2 INCH IRON ROD FOUND AT THE NEC OF SAID 4.299 ACRE TRACT AND CONTINUING IN ALL 493.54 FEET TO THE PLACE OF BEGINNING CONTAINING 5.000 ACRES OF LAND.

Reported Address: 840 FM 348, LONG BRANCH, TX 75669

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 6th day of June, 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, Sharon St. Pierre, Harriett Fletcher, Carol Hampton, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Darla Boettcher, Shawn Schiller, Allan Johnston, Braden Barnes, Michael Burns, Thuy Frazier, 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, Sharon St. Pierre, Harriett Fletcher, Carol Hampton, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Darla Boettcher, Shawn Schiller, Allan Johnston, Braden Barnes, Michael Burns, Thuy Frazier, 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, Sharon St. Pierre, Harriett Fletcher, Carol Hampton, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Darla Boettcher, Shawn Schiller, Allan Johnston, Braden Barnes, Michael Burns, Thuy Frazier, 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.

