

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

**DEED OF TRUST INFORMATION:**

Date: 02/23/2009  
Grantor(s): ANTHONY L. BURCH, A SINGLE MAN  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FRANKLIN AMERICAN MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$73,641.00  
Recording Information: Book 1491 Page 657 Instrument 138954  
Property County: Panola  
Property:

FILED FOR RECORD  
IN MY OFFICE

AT 11:27 O'CLOCK    M   

OCT 16 2017

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY P. Woodard DEPUTY

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, A PART OF THE ADOLPHUS MOORMAN SURVEY, ABSTRACT NO. 427, PANOLA COUNTY, TEXAS, AND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CARTHAGE, TEXAS, AND BEING DESCRIBED AS LOT 6, BLOCK NO. 3 OF THE KEELING-TYRE ADDITION TO THE CITY OF CARTHAGE, AS SHOWN ON THE OFFICIAL PLAT OF SAID ADDITION RECORDED IN VOLUME 326, PAGE 630 OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS, AND ALSO BEING DESIGNATED AS LOT 6, BLOCK 87 OF THE CITY OF CARTHAGE, AS SHOWN ON THE PLAT OF SAID CITY RECORDED IN VOLUME 3, PAGE 396 OF THE PLAT RECORDS OF PANOLA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES. SAVE AND EXCEPT ALL RIGHT, TITLE AND INTEREST IN AND TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND APPARENT ON THE GROUND BURDENING THE ABOVE DESCRIBED TRACT WITH ALL PRIVILEGES APPURTENANT THERETO, HERETOFORE RESERVED OR CONVEYED BY PREDECESSORS IN TITLE, OR ACQUIRED BY PRESCRIPTION. GRANTOR RESERVES AND RETAINS, AND SAVES AND EXCEPT FROM THIS CONVEYANCE, ALL OIL, GAS AND OTHER MATERIALS IN AND TO THE PROPERTY WHICH IS THE SUBJECT MATTER OF THIS CONVEYANCE. GRANTOR FURTHER EXCEPTS FROM THIS CONVEYANCE ALL GRANTS, RESERVATIONS, OR ANY OTHER CONVEYANCES OR SEVERANCES OF OIL, GAS AND OTHER MINERALS IN AND TO THE PROPERTY BY ANY PREDECESSORS IN TITLE. THIS CONVEYANCE AND THE PROPERTY CONVEYED IS SUBJECT TO ALL OIL, GAS AND MINERAL LEASES, UNITIZATION OR POOLING DECLARATIONS OR AGREEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, MINING, DRILLING AND ALL PRIVILEGES APPURTENANT THERETO.

Reported Address: 1013 TYRE 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, 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 November, 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 Zwierns, Kristopher Holub, Frederick Britton, Darla Boettcher, Shawn Schiller, Allan Johnston, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, or Suzanne Suarez, 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 Zwierns, Kristopher Holub, Frederick Britton, Darla Boettcher, Shawn Schiller, Allan Johnston, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, or Suzanne Suarez, 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 Zwierns, Kristopher Holub, Frederick Britton, Darla Boettcher, Shawn Schiller, Allan Johnston, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, or Suzanne Suarez, 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.

A handwritten signature in black ink, appearing to read "Buckley Madole", is written in a cursive style.