

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
IN MY OFFICE
AT 1:20 O'CLOCK P.M.

OCT 10 2016

DEED OF TRUST INFORMATION:

Date: 01/31/2013
Grantor(s): TRAVIS SMITH AND SPOUSE, BRANDI M. OVIVELLA
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
NOMINEE FOR NTFN, INC. DBA PREMIER NATIONWIDE LENDING., ITS SUCCESSORS AND ASSOCIATES

ROBBIE DAVIS
COUNTY CLERK
PANOLA COUNTY, TEXAS
DEPUTY

Original Principal: \$152,040.00
Recording Information: Book 1711 Page 176 Instrument 172419
Property County: Panola
Property:

2.50 ACRES BEING ALL OF A CALLED 2.500 ACRES DESCRIBED IN A TRUSTEE'S DEED TO JOHNNY FOSTER BY GUY L. POWELL AND WIFE, DOLLY CHRISTINE POWELL AND RECORDED IN VOLUME 1371 PAGE 732 OF THE OFFICIAL PUBLIC RECORDS OF PANOLA COUNTY (OPRPC), SITUATED IN THE PURVIANCE WILLIAMS SURVEY A-724, AT 6180 U.S. HIGHWAY 79 (US 79) SOUTH, BECKVILLE, PANOLA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING 1/2" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 2.500 ACRES, AND BEING IN THE NORTHERN EAST BOUNDARY LINE OF A CALLED 8 ACRES RECORDED IN VOLUME 1248 PAGE 331 OF THE OPRPC;

THENCE WITH THE NORTH BOUNDARY LINE OF SAID 2.500 ACRES SOUTH 85 DEGREES 17 MINUTES 53 SECONDS EAST A DISTANCE OF 208.36 FEET TO AN EXISTING 1/2" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAME; THENCE WITH THE EAST BOUNDARY LINE OF SAID 2.500 ACRES SOUTH 01 DEGREES 16 MINUTES 28 SECONDS EAST A DISTANCE OF 524.72 FEET AN EXISTING 1/2" IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAME, BEING IN THE SOUTH BOUNDARY LINE OF A CALLED 47.328 ACRES RECORDED IN VOLUME 1223 PAGE 827 OF THE OPRPC, AND BEING IN THE NORTH RIGHT-OF-WAY OF SAID US 79;

THENCE WITH THE SOUTH BOUNDARY LINE OF SAID 2.500 ACRES COMMON WITH THE NORTH RIGHT-OF-WAY OF SAID US 79 NORTH 85 DEGREES 16 MINUTES 32 SECONDS WEST A DISTANCE OF 208.66 FEET TO AN EXISTING 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 2.500 ACRES AND BEING AT THE SOUTHEAST CORNER OF A CALLED 2 ACRES RECORDED IN VOLUME 1243 PAGE 146 OF THE OPRPC;

THENCE WITH THE WEST BOUNDARY LINE OF SAID 2.500 ACRES NORTH 01 DEGREES 14 MINUTES 34 SECONDS WEST A DISTANCE OF 524.61 FEET TO THE BEGINNING AND CONTAINING 2.50 ACRES.

Reported Address: 6180 US HIGHWAY 79 SOUTH, BECKVILLE, TX 75631

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: 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