

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

**DEED OF TRUST INFORMATION:**

**Date:** 08/18/2006  
**Grantor(s):** WILLIAM B FAULK AND WIFE, DONNA J FAULK  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$100,000.00  
**Recording Information:** Book 1359 Page 296 Instrument 116975  
**Property County:** Panola  
**Property:**

ALL THAT CERTAIN 2.00 ACRE TRACT OR PARCEL OF LAND, MORE OR LESS, SITUATED IN THE EDWIN SMITH SURVEY, A-601, PANOLA COUNTY, TEXAS, BEING 2.00 ACRES SURVEYED OUT OF A CALLED 12.365 ACRE TRACT (TRACT 1) AS CONVEYED TO JAMES MILLER, SAM MILLER, STANLEY MILLER, ELAINE WEAVER AND ANN LEWIS AND RECORDED IN VOLUME 993, PAGE 171 OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS, SAID 2.00 ACRES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 12.365 ACRES, SAME BEING THE SOUTHWEST CORNER OF A CALLED 29.295 ACRE TRACT CONVEYED TO MIKE MILLER AND RECORDED IN VOLUME 993, PAGE 166, SAID POINT LOCATED ON THE NORTH ROW LINE OF STATE HIGHWAY NO. 149 AND BEING ON THE NORTH SIDE OF AN EXISTING KOCH PIPELINE, SAID BEGINNING POINT BEING THE NORTHWEST CORNER OF SAID 2.00 ACRES; THENCE NORTH 73 DEGREES 09, MINUTES 33 SECONDS EAST FOR A DISTANCE OF 339.90 FEET, ALONG THE COMMON LINE BETWEEN THE 29.295 ACRES AND SAID 12.365 ACRES (SAID LINE ON THE NORTH SIDE OF SAID PIPELINE AND BEING THE BASIS OF BEARING FOR THIS SURVEY), TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 2.00 ACRES; THENCE SOUTH 53 DEGREES 17 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 217.67 FEET ACROSS SAID 12.365 ACRES TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 2.00 ACRES; THENCE SOUTH 36 DEGREES 42 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 273.40 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 2.00 ACRES, SAID POINT LOCATED ON THE NORTH ROW LINE OF SAID HIGHWAY 149; THENCE NORTH 53 DEGREES 17 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 419.63 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND, MORE OR LESS.

**Reported Address:** 4120 STATE HIGHWAY 149, BECKVILLE, TX 75631-3058

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-BC4, U.S. Bank National Association, as Trustee

**Mortgage Servicer:** Specialized Loan Servicing LLC

**Current Beneficiary:** STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-BC4, U.S. Bank National Association, as Trustee

**Mortgage Servicer Address:** 8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of August, 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):** Carol Hampton, Terri Worley, Lisa DeLong, 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 Carol Hampton, Terri Worley, Lisa DeLong, 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. Carol Hampton, Terri Worley, Lisa DeLong, 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

FILED FOR RECORD  
IN MY OFFICE

AT 2:35 O'CLOCK P M

JUN 12 2017

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY Gina Golden DEPUTY

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*

CAUSE NO. 2017-006

IN RE: ORDER FOR FORECLOSURE  
CONCERNING 4120 STATE HIGHWAY  
149, BECKVILLE, TX 75631-3058  
UNDER TEX. R. CIV. PROC. 736

IN THE DISTRICT COURT

PETITIONER:

STRUCTURED ASSET SECURITIES  
CORPORATION MORTGAGE LOAN  
TRUST MORTGAGE PASS-THROUGH  
CERTIFICATES SERIES 2006-BC4, U.S.  
BANK NATIONAL ASSOCIATION, AS  
TRUSTEE

PANOLA COUNTY, TEXAS

RESPONDENT(S):

DONNA J. FAULK, WILLIAM B.  
FAULK

123RD DISTRICT COURT

**DEFAULT ORDER ALLOWING FORECLOSURE**

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is  
 Donna J. Faulk, whose last known address is;  
 4120 State Highway 149, Beckville, TX 75631-3058 and  
 William B. Faulk, whose last known address is:  
 4120 State Highway 149, Beckville, TX 75631-3058.

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 4120 State Highway 149, Beckville, TX 75631-3058 with the following legal description:

ALL THAT CERTAIN 2.00 ACRE TRACT OR PARCEL OF LAND, MORE OR LESS, SITUATED IN THE EDWIN SMITH SURVEY, A-601, PANOLA COUNTY, TEXAS, BEING 2.00 ACRES SURVEYED OUT OF A CALLED 12.365 ACRE TRACT (TRACT 1) AS CONVEYED TO JAMES MILLER, SAM MILLER, STANLEY MILLER, ELAINE WEAVER AND ANN LEWIS AND RECORDED IN VOLUME 993, PAGE 171 OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS, SAID 2.00 ACRES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 73 DEGREES 09, MINUTES 33 SECONDS EAST FOR A DISTANCE OF 339.90 FEET, ALONG THE COMMON LINE BETWEEN THE 29.295 ACRES AND SAID 12.365 ACRES (SAID LINE ON THE NORTH SIDE OF SAID PIPELINE AND BEING THE BASIS OF BEARING FOR THIS SURVEY), TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 2.00 ACRES;

THENCE SOUTH 53 DEGREES 17 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 217.67 FEET ACROSS SAID 12.365 ACRES TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 2.00 ACRES;

THENCE SOUTH 36 DEGREES 42 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 273.40 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 2.00 ACRES, SAID POINT LOCATED ON THE NORTH ROW LINE OF SAID HIGHWAY 149;

THENCE NORTH 53 DEGREES 17 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 419.63 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND, MORE OR LESS.

4. The lien to be foreclosed is indexed or recorded at Volume: 1359, Page: 296, Instrument

Number: 116975 and recorded in the real property records of Panola County, Texas.

5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 20<sup>th</sup> day of May, 2017.

  
JUDGE PRESIDING