

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**DEED OF TRUST INFORMATION:**

Date: 02/07/2014
Grantor(s): ROBERT FUENTES JOINED BY HIS WIFE ALICIA FUENTES SIGNED PRO FORMA TO PERFECT LIEN ONLY
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PROMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$111,224.00
Recording Information: Instrument 20140650
Property County: Limestone
Property:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, PART OF THE PEDRO VARELA XI LEAGUE GRANT, ABSTRACT NO. 30, LIMESTONE COUNTY, TEXAS, BEING ALL OF A CALLED 144 FT X 204 FT TRACT DESCRIBED IN A DEED TO JULIE BLACK NEAL FROM RUSTY OWENS ON AUGUST 23, 2000 AND RECORDED IN VOLUME 1040, PAGE 852 OF THE REAL PROPERTY RECORDS OF LIMESTONE COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A 1/2" IRON ROD (SET) NEAR A POWER POLE FOR THE NORTHWEST CORNER OF THE ABOVE MENTIONED NEAL TRACT, THE SOUTHWEST CORNER OF A CALLED 144 FT X 204 FT TRACT, CONVEYED TO AUDREY GARBER INGRAM AND JAMES F. INGRAM IN VOLUME 1392, PAGE 647 AND BEING IN THE EAST LINE OF LIMESTONE COUNTY ROAD NO. 463 (OLD HIGHWAY NO. 14), FROM WHICH A 1" IRON PIPE (FOUND) AT A POWER POLE BEARS NORTH 06 DEG.30 MIN 00 SEC EAST-144.00 FT.; THENCE SOUTH 82 DEG. 30 MIN 00 SEC. EAST WITH THE NORTH LINE OF THE NEAL TRACT AND THE SOUTH LINE OF THE INGRAM TRACT, A DISTANCE OF 204.45 FT. TO A 1/2" IRON ROD (SET) IN A FENCE FOR THE SOUTHEAST CORNER OF SAME, THE NORTHEAST CORNER OF THE NEAL TRACT AND BEING IN THE WEST LINE OF A CALLED 115.21 ACRE TRACT CONVEYED TO ANNIE MAE MURPHY FREELAND IN VOLUME 1006, PAGE 87; THENCE SOUTH 06 DEG. 03 MIN 00 SEC. WEST WITH THE EAST LINE OF THE NEAL TRACT AND THE WEST LINE OF THE 115.21 ACRE FREELAND TRACT, A DISTANCE OF 144.00 FT. TO A CORNER IN A CHAIN-LINK FENCE CORNER FOR THE SOUTHEAST CORNER OF THE NEAL TRACT AND BEING NEAR THE NORTHEAST CORNER OF A CALLED 0.68 ACRE TRACT CONVEYED TO RAQUEL WILLIS IN VOLUME 1084, PAGE 118; THENCE NORTH 82 DEG. 30 MIN 00 SEC WEST WITH THE SOUTH LINE OF THE NEAL TRACT AND GENERALLY WITH THE OCCUPIED NORTH LINE OF THE WILLIS TRACT, A DISTANCE OF 204.45 FT. TO A 1/2" IRON ROD (SET) FOR THE SOUTHWEST CORNER OF THE NEAL TRACT AND BEING IN THE EAST LINE OF SAID LIMESTONE COUNTY ROAD NO. 463; THENCE NORTH 06 DEG. 30 MIN. 00 SEC. EAST WITH THE WEST LINE OF THE NEAL TRACT AND THE EAST LINE OF LIMESTONE COUNTY ROAD NO. 463, A DISTANCE OF 144.00 FT. TO THE PLACE OF BEGINNING AND CONTAINING 0.68 ACRE OF LAND. THE BEARINGS RECITED HEREIN ARE BASED ON THE WEST LINE OF A CALLED 0.675 ACRE TRACT DESCRIBED IN VOLUME 1250, PAGE 290 OF THE REAL PROPERTY RECORDS OF LIMESTONE COUNTY, TEXAS.

Reported Address: 655 LIMESTONE COUNTY ROAD 463, MEXIA, TX 76667-2652

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 6th day of January, 2015
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET in

Limestone County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Limestone County Commissioner's Court.

Substitute Trustee(s): Lori Garner or Sharon St. Pierre or Sheryl LaMont or Robert LaMont, 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 Lori Garner or Sharon St. Pierre or Sheryl LaMont or Robert LaMont, 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. Lori Garner or Sharon St. Pierre or Sheryl LaMont or Robert LaMont, 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.



Filed for Record in:
Limestone County

On: Dec 15, 2014 at 03:17P

By: Olga Guzman

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

Dec 15, 2014

Peggy Beck, County Clerk
Limestone County