

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALEDEED OF TRUST INFORMATION:

**Date:** 08/15/2003  
**Grantor(s):** DIANE DAVIS BRYANT AND SPOUSE, MELVIN G. BRYANT  
**Original Mortgagee:** WELLS FARGO HOME MORTGAGE, INC.  
**Original Principal:** \$142,800.00  
**Recording Information:** Book 1120 Page 386 Instrument 034233  
**Property County:** Limestone  
**Property:**

BEING AN 8.43 ACRES TRACT OF LAND SITUATED IN THE PEDRO VARELA SURVEY, A-30, LIMESTONE COUNTY, TEXAS, AND BEING THOSE TRACTS CALLED 4 ACRES FIRST TRACT AND 3.42 ACRES SECOND TRACT IN THE DEED DATED AUGUST 10, 1983 FROM JAMES W. JACKSON ET AL TO HOWARD E. HOLDER ET UX RECORDED IN VOL. 712, PG. 150, DEED RECORDS OF LIMESTONE COUNTY, TEXAS, AND PART OF THAT CALLED 55 ACRES TRACT DESCRIBED IN THE DEED DATED MACH 16, 1982, FROM JAMES W. JACKSON ET AL TO HOWARD E. HOLDER ET UX RECORDED IN VOL. 6787, PG. 890, SAID 8.43 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD IN THE SOUTH END OF COUNTY ROAD LCR 465 AT THE BASE OF A CROSS-TIE FENCE CORNER POST FOR NORTHEAST CORNER OF SAID SECOND TRACT AND THIS TRACT, SAME BEING THE NORTHWEST CORNER THE BETTY WILLIAMSON CALLED 5.67 ACRES TRACT OF RECORD IN VOL. 760, PAGE 803;

THENCE S. 35 DEGREES 42'00"E. (BASIS OF BEARING FROM PREVIOUS DEED DESCRIPTION) 649.41 FT WITH THE EAST LINE OF SAID SECOND TRACT AND WITH A FENCE TO A FOUND 1/2" IRON ROD AT THE BASE OF A CROSS-TIE FENCE CORNER POST IN THE NORTH LINE OF THE T. A. PHILLIPS CALLED 103-1/3 ACRES TRACT OF RECORD IN VOL. 561, PG. 774, FOR THE SOUTHEAST CORNER OF SAID SECOND TRACT AND THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF SID WILLIAMSON TRACT;

THENCE S. 54 DEGREES 27'30"W. 462.24 FT. WITH THE SOUTH LINE OF SAID SECOND TRACT AND FIRST TRACT AND WITH A FENCE TO A SET 1/2" IRON ROD IN SAID FENCE LINE AND IN THE NORTH LINE OF SAID PHILLIPS TRACT FOR SOUTHWEST CORNER OF THIS TRACT AND SAID FIRST TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID HOLDER 55 ACRES TRACT;

THENCE N. 35 DEGREES 42'00" W. 701.98 FT. WITH THE WEST LINE OF SAID FIRST TRACT AND EAST LINE OF SAID 55 ACRES TRACT TO A FOUND 1/2" IRON ROD FOR AN ELL CORNER IN THE WEST LINE OF THIS TRACT;

THENCE S. 54 DEGREES 18'00"W. 208.71 FT. INTO SAID HOLDER 55 ACRES TRACT TO A SET 1/2" IRON ROD AT THE BASE OF A CROSS-TIE FENCE CORNER POST FOR AN ELL CORNER IN THE WEST LINE OF THIS TRACT;

THENCE N. 35 DEGREES 42'00"W. 208.71 FT. TO A SET 1/2" IRON ROD FOR NORTHWEST CORNER OF THIS TRACT;

THENCE N. 54 DEGREES 28'00"E. 208.71 FT. TO A SE 1/2" IRON ROD IN THE EAST LINE OF SAID 55 ACRES TRACT AND WEST LINE OF THE EARL STERLING CALLED 2 ACRES TRACT OF RECORD IN VOL. 983, PG. 851, FOR AN ELL CORNER IN THE NORTH LINE OF THIS TRACT;

THENCE S. 35 DEGREES 42'00"E. 160.51 FT. WITH THE EAST LINE OF SAID 55 ACRES TRACT AND WEST LINE OF SAID STERLING TRACT TO A SET 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID FIRST TRACT FOR AN ELL CORNER IN THE NORTH LINE OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID STERLING TRACT;

THENCE N .66" 45'00" E. WITH A FENCE AND THE NORTH LINE OF SAID FIRST TRACT, AT 246.56 FT. A FOUND 1/2" IRON ROD FOR NORTHEAST CORNER OF SAID FIRST TRACT AND NORTHWEST CORNER OF SAID SECOND TRACT, IN ALL 473.37 FT. TO THE POINT OF BEGINNING, CONTAINING 8.43 ACRES.

**Reported Address:** 441 B LCR 465, RR 1, BOX 197, MEXIA, TX 76667

MORTGAGE SERVICING INFORMATION:

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

**Current Mortgagee:** Secretary of Veterans Affairs of Washington. D.C  
**Mortgage Servicer:** Residential Credit Solutions  
**Current Beneficiary:** Secretary of Veterans Affairs of Washington. D.C  
**Mortgage Servicer Address:** 4708 Mercantile Drive, Fort Worth, TX 76137

SALE INFORMATION:

**Date of Sale:** Tuesday, the 7th day of July, 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):** Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, 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 Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, 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. Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, 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.

*Sharon Pierre 6-15-15*

Filed for Record in:  
Limestone County

On: Jun 15, 2015 at 01:50P

By: Olean 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.

Jun 15, 2015

Peggy Beck, County Clerk  
Limestone County