

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

Date: 12/03/2004
Grantor(s): JAMES DAWKINS, A SINGLE PERSON AND CASANDRA CHAMBERS, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LOANCITY.COM, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$106,528.00
Recording Information: Book 1160 Page 604 Instrument 00045996
Property County: Limestone
Property: BEING LOT 8 IN BLOCK "C" OF SOUTHVIEW ADDITION TO THE CITY OF MEXIA, LIMESTONE COUNTY, TEXAS, ACCORDING TO THE MAP OF SAID SOUTHVIEW ADDITION OF RECORD IN VOL. 1, PAGE 193, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS, AND ALSO ACCORDING TO THE OFFICIAL MAP OF SAID CITY OF MEXIA OF RECORD IN VOL. 2, PAGE 17, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS.
Reported Address: 905 PARK LANE, 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: 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 March, 2016
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, Sharon St. Pierre, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Aurora Campos, Ramiro Cuevas, Matthew Wolfson, Patrick Zwiers, Kristopher Holub, Aarti Patel, Philip Pierceall, Terry Waters, Logan Thomas, Bruce Miller, 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, Sharon St. Pierre, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Aurora Campos, Ramiro Cuevas, Matthew Wolfson, Patrick Zwiers, Kristopher Holub, Aarti Patel, Philip Pierceall, Terry Waters, Logan Thomas, Bruce Miller, 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, Sharon St. Pierre, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Aurora Campos, Ramiro Cuevas, Matthew Wolfson, Patrick Zwiers, Kristopher Holub, Aarti Patel, Philip Pierceall, Terry Waters, Logan Thomas, Bruce Miller, 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.

00001153

Filed for Record in:
Limestone County

On: Dec 30, 2015 at 12:14P

By: Lederle Salazar

STATE OF TEXAS

COUNTY OF LINSTONE

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 30, 2015

Pessy Beck, County Clerk
Limestone County