

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 12/19/2005
Grantor(s): DONNA LOVING AND STEVEN LOVING, WIFE AND HUSBAND
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERICAN HOME MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$86,273.00
Recording Information: Instrument 552010
Property County: San Patricio
Property:

BEING A TRACT OF LAND 114 FEET WIDE BY 315 FEET LONG OUT OF THE NORTH PORTION OF FARM LOT NO. FIFTEEN (15), LAND BLOCK NO. EIGHT-FOUR (84), OF THE T.P. MCCAMPBELL SUBDIVISION, AS SHOWN BY PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS OF ARANSAS COUNTY, TEXAS, AND A CERTIFIED COPY OF SAID MAP BEING RECORDED IN VOLUME 11, PAGE 21-22, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS, TO WHICH MAP AND THE RECORDS THEREOF REFERENCES ARE HERE MADE FOR FURTHER DESCRIPTION OF SAND FARM LOT NO. 15; AND SAID TRACT BEING DESCRIBED BY METES AND BOUNDS, VIZ;

BEGINNING AT A POINT ON THE NORTH LINE OF SAID FARM LOT AND ALSO ON THE PRESENT SOUTH LINE OF THE ROADWAY BETWEEN LAND BLOCKS 83 AND 84 OF SAID SUBDIVISION, WHICH POINT OF BEGINNING IS 25 FEET IN A SOUTHEASTERLY DIRECTION FROM THE NORTHWEST CORNER OF SAID FARM LOTS NO. 15, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SAID NORTH LINE OF SAID FARM LOT A DISTANCE OF 114 FEET TO A POINT ON SAID LINE FOR THE NORTHEAST CORNER OF THIS TRACT: SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND 125 FEET WIDE BY 315 FEET LONG CONVEYED BY B.F. ALFORD AND WIFE, VERA E. ALFORD TO JOHN W. CASALL AND WIFE, WANDA RAE CASALL IN WARRANTY DEED DATED MARCH 23, 1956, RECORDED IN VOLUME 209, PAGE 507, DEED RECORDS SAN PATRICIO COUNTY, TEXAS;

THENCE IN A SOUTHWESTERLY DIRECTION PARRALLEL WITH THE WEST LINE OF SAID FARM LOT NO. 15 AND ALONG THE WEST OF SAID 125 FOOT BY 315 FOOT TRACT CONVEYED TO JOHN W. CASALL ET UX, A DISTANCE OF 315 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID 125 FOOT BY 315 FOOT TRACT CONVEYED TO JOHN W. CASALL, ET UX;

THENCE IN A NORTHWESTERLY DIRECTION PARALLEL WITH THE SAID NORTH LINE OF SAID FARM LOT NO. 15 A DISTANCE OF 114 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE IN A NORTHEASTERLY DIRECTION PARALLEL WITH THE WEST LINE OF SAID FARM LOT NO. 15 A DISTANCE OF 315 FEET TO THE POINT OF BEGINNING.

SAVE AND EXCEPT WARRANTY DEED DATED OCTOBER 14, 1982 FROM CANDELARIO GUTIERREZ, JR., TO CITY OF INGLESIDE, RECORDED UNDER CLERKS FILE NO. 311930, VOLUME 653, PAGE 306, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Reported Address: 2549 MCCULLOUGH LANE, INGLESIDE, TX 78362

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, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of December, 2016

Time of Sale: 11:00AM or within three hours thereafter.

Place of Sale: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE in San Patricio County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.

Substitute Trustee(s): Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, 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 Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, 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. Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, 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 Madore, P.C.



FILED
AT 9:24 A.M.

OCT 27 2016

VALERIE K. AMASON
COUNTY CLERK, ARANSAS CO., TEXAS