

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 04/18/2006
Grantor(s): CHANTELE M HOUSE, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PLAINSCAPITAL MCAFEE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$84,784.00
Recording Information: Book 1006 Page 616
Property County: Milam
Property:

BEING A 0.21 ACRE TRACT OF LAND OUT OF THE W.W. LEWIS SURVEY, ABSTRACT NO. 30, MILAM COUNTY, TEXAS AND BEING ALL OF LOT 17 AND A PART OF LOT 21, OF THE CORRECTED PLAT OF ZAROSKY SUBDIVISION TO THE CITY OF CAMERON, ACCORDING TO A PLAT OF RECORD IN CABINET A, SLIDE 56D, PLAT RECORDS OF MILAM COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED AS A 0.2073 ACRE TRACT OF LAND TO JUDY KAY RADTKE, RECORDED IN VOLUME 873, PAGE 570, OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, SAID 0.21 ACRE TRACT BEING SHOWN ON ATTACHED PLAT AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED RADTKE TRACT, SAME BEING THE SOUTHEAST CORNER OF THE ABOVE MENTIONED LOT 17, SAME BEING THE NORTHEAST CORNER OF LOT 16, LOCATED IN THE WEST LINE OF PARTITION DRIVE FOR THE SOUTHEAST CORNER OF THIS, THENCE DEPARTING SAID PARTITION DRIVE, ALONG THE SOUTH LINE OF SAID LOT 17, COMMON WITH THE NORTH LINE OF SAID LOT 16, SAME BEING THE SOUTH LINE OF SAID RADTKE TRACT AND ALONG A CHAIN LINK FENCE LINE, NORTH 72 DEGREES 12 MINUTES 25 SECONDS WEST A DISTANCE OF 85.03 FEET TO A 1/2" IRON ROD WITH YELLOW CAP SET BY A CORNER POST FOR THE SOUTHWEST CORNER OF THIS, THENCE ALONG THE WEST LINE OF SAID LOT 17 AND THE WEST LINE OF SAID LOT 21, SAME BEING THE WEST LINE OF SAID RADTKE TRACT AND ALONG A CHAIN LINK FENCE LINE, NORTH 19 DEGREES 51 MINUTES 03 SECONDS EAST A DISTANCE OF 107.14 FEET TO A 1/2" IRON ROD FOUND BY A CORNER POST AT THE SOUTHWEST CORNER OF A CAMERON GOSPEL TABERNACLE TRACT (761/393) FOR THE NORTHWEST CORNER OF THIS; THENCE ALONG THE NORTH LINE OF SAID RADTKE TRACT, COMMON WITH THE SOUTH LINE OF SAID TABERNACLE TRACT AND ALONG A CHAIN LINK FENCE LINE, SOUTH 70 DEGREES 48 MINUTES 33 SECONDS EAST A DISTANCE OF 83.88 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF PARTITION DRIVE FOR THE NORTHEAST CORNER OF THIS; THENCE ALONG THE WEST LINE OF SAID PARTITION DRIVE, COMMON WITH THE EAST LINE OF SAID RADTKE TRACT OF LAND, SOUTH 19 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 105.06 FEET (DEED CALL AND BEARING BASIS SOUTH 19 DEGREES 15 MINUTES WEST 102.37 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.21 ACRES OF LAND MORE OR LESS

Reported Address: 204 PARTITION AVE, CAMERON, TX 76520

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 June, 2017
Time of Sale: 12:00PM or within three hours thereafter.
Place of Sale: THE EAST DOOR OF THE MILAM COUNTY COURTHOUSE AT 107 WEST MAIN STREET IN CAMERON in Milam County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Milam County Commissioner's Court.
Substitute Trustee(s): John Latham, Michael Latham, John W. Latham, Brett Adams, 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 John Latham, Michael Latham, John W. Latham, Brett Adams, 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

9987-N-4653

NT-2147000421-FC

PG1

POSTPKG

Filed 10 day of April
in 2017, At 11:24 M.
BARBARA VANSA
County Clerk, Milam County, Texas
By Levin Hall
Deputy

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. John Latham, Michael Latham, John W. Latham, Brett Adams, 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 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.