

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/31/2008
Grantor(s): JASON W AGUIRRE JOINED HEREIN PRO FORMA BY HIS WIFE ASHLEY A AGUIRRE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$75,810.00
Recording Information: Book 1086 Page 726
Property County: Milam
Property:

BEING 11.454 ACRES OF LAND LOCATED IN THE JOHN K TYLER SURVEY, ABSTRACT NO. 62, MILAM COUNTY, TEXAS, BEING ALL OF A CALLED 11.55 ACRE TRACT DESCRIBED IN A DEED TO SALLY VEGA, ET AL, RECORDED IN VOLUME 957, PAGE 324 OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, SAID 11.454 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND BY A FENCE END POST, WITH PLASTIC CAP MARKED "4748", IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 247 (CR 247) (ROW WIDTH VARIES) AT THE SOUTHWEST CORNER OF SAID 11.55 ACRE TRACT, BEING ALSO THE NORTHWEST CORNER OF A CALLED 0.38 ACRE TRACT DESCRIBED IN A DEED TO JOHN PAGACH, JR. RECORDED IN VOLUME 1036, PAGE 195 OF SAID OFFICIAL RECORDS, FOR THE SOUTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND, WITH PLASTIC CAP MARKED "4748", AT THE SOUTHWEST CORNER OF SAID 0.38 ACRE TRACT BEARS SOUTH 17 DEGREES 51' 15" WEST A DISTANCE OF 29.86 FEET (RECORD SOUTH 17 DEGREES 21' 42" WEST, 30.00 FEET);

THENCE NORTH 16 DEGREES 47' 43" EAST, ALONG THE WEST BOUNDARY LINE OF SAID 11.55 ACRE TRACT BEING ALSO THE EAST RIGHT-OF-WAY LINE OF SAID CR 247, A DISTANCE OF 890.03 FEET (RECORD NORTH 19 DEGREES EAST, 902.79 FEET) TO A 1/2 INCH IRON ROD, WITH PLASTIC CAP MARKED "4748", BY A FENCE POST, IN THE SOUTH BOUNDARY LINE OF A CALLED 68.83 ACRE TRACT DESCRIBED IN A DEED TO DONALD A SCHUERMAN RECORDED IN VOLUME 843, PAGE 474 OF SAID OFFICIAL RECORDS, AT THE NORTHWEST CORNER OF SAID 11.55 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD, WITH PLASTIC CAP MARKED "4748" AT THE SOUTHWEST CORNER OF SAID 68.83 ACRE TRACT BEARS NORTH 64 DEGREES 34' 57" WEST A DISTANCE OF 71.91 FEET (RECORD NORTH 63 DEGREES 56' 10" WEST, 71.73 FEET);

THENCE SOUTH 71 DEGREES SOUTH 71 DEGREES 36' 17" EAST, GENERALLY FOLLOWING A FENCE LINE FOR THE NORTH BOUNDARY LINE OF SAID 11.55 ACRE TRACT, BEING ALSO THE SOUTH BOUNDARY LINE OF SAID 68.83 ACRE TRACT, A DISTANCE OF 565.21 FEET (RECORD SOUTH 71 DEGREES EAST, 558.34 FEET), TO A 1 INCH IRON PIPE FOUND (PINCH), AT THE NORTHEAST CORNER OF SAID 11.55 ACRE TRACT, BEING ALSO THE NORTHWEST CORNER OF A CALLED 13.5 ACRE TRACT (SECOND TRACT) DESCRIBED IN A DEED TO HARVEY R. WEEMS REVOCABLE LIVING TRUST RECORDED IN VOLUME 725, PAGE 24 OF SAID OFFICIAL RECORDS, FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 17 DEGREES 32' 01" WEST ALONG THE EAST BOUNDARY LINE OF SAID 11.55 ACRE TRACT, BEING ALSO THE WEST BOUNDARY LINE OF SAID 13.5 ACRE TRACT AND A CALLED 10.38 ACRE TRACT DESCRIBED IN A DEED TO JOHN PAGACH, JR. RECORDED IN VOLUME 851, PAGE 276 OF SAID OFFICIAL RECORDS, PASSING AT A DISTANCE OF 489.07 FEET A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 13.5 ACRE TRACT, BEING ALSO THE NORTHWEST CORNER OF SAID 10.38 ACRE TRACT, AND CONTINUING FOR A TOTAL A DISTANCE OF 894.11 FEET (RECORD SOUTH 19 DEGREES WEST, 902.79 FEET) TO A 1 1/2 INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID 11.55 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF SAID 0.38 ACRE TRACT, FOR THE SOUTHEAST CORNER HEREOF, FROM WHICH A 1 1/2 INCH IRON PIPE FOUND, BEARS SOUTH 17 DEGREES 26' 25" WEST FOR A DISTANCE OF 29.65 FEET;

THENCE NORTH 71 DEGREES 09' 25" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID 11.55 ACRE TRACT, BEING ALSO THE NORTH BOUNDARY LINE OF SAID 0.38 ACRE TRACT, A DISTANCE OF 553.82 FEET (RECORD NORTH 71 DEGREES 09' 25" WEST, 553.82 FEET) TO THE POINT OF BEGINNING, CONTAINING 11.454 ACRES OF LAND.

THIS PARCEL CONTAINS 11.454 ACRES OF LAND, OUT OF THE JOHN K TYLER SURVEY, ABSTRACT NO. 62, MILAM COUNTY, TEXAS. DESCRIPTION MADE FROM AN ON-THE-GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION DURING OCTOBER, 2008. ALL BEARINGS ARE BASED ON THE SOUTH BOUNDARY LINE OF A CALLED 11.55 ACRE TRACT DESCRIBED IN VOLUME 957, PAGE 324 OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, WHICH IS NORTH 71 DEGREES 09' 25" WEST.

Reported Address: 604 COUNTY ROAD 247, CAMERON, TX 76520-4877

Filed 30th day of October
 in 2017, at 10:10 A.M.
 BARBARA VANSA
 County Clerk, Milam County, Texas
 By [Signature]
 Deputy

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 2nd day of January, 2018
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): Pete Florez, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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 Pete Florez, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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. Pete Florez, Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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.