

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

201600003

Accepted for Filing in
Refugio County, TX
MAY 17, 2016 10:12 AM
by Krista Wginton

DEED OF TRUST INFORMATION:

Date: 07/29/2009
Grantor(s): JOSE DE LEON, JOINED HEREIN PRO FORMA BY HIS SPOUSE OLIVIA DE LEON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$158,280.00
Recording Information: Book 232 Page 254 Instrument 2009-00028947
Property County: Refugio
Property:

ONE (1) ACRE, MORE OR LESS, OUT OF FARM LOT FOUR (4), BLOCK TEN (10) OF THE REFUGIO TOWN TRACT SURVEY, ABSTRACT 56, IN REFUGIO COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING ONE ACRE OF LAND OUT OF FARM LOT FOUR, BLOCK TEN, OF THE REFUGION TOWN TRACT SURVEY, AB. 56, IN REFUGIO COUNTY, TEXAS, AND IS ALSO OUT OF THE SAME LAND CONVEYED BY MAY ADKINS, ET AL, TO JAMES P. WALES AND WIFE, GEORGIA WALES BY DEED DATED NOV. 8, 1974, RECORDED IN VOL. 194, PAGE 333, DEED RECORDS OF REFUGIO COUNTY, TEXAS, AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 3/4" IRON PIPE IN THE NORTH LINE OF SAID FARM LOT FOUR AND SOUTH LINE OF A PUBLIC ROAD FOR THE N.E. CORNER OF THIS SURVEY, FROM WHENCE A 3/4" IRON PIPE AT THE S.W. CORNER OF THE INTERSECTION OF TWO PUBLIC ROADS, FOR THE N.E. CORNER OF FARM LOT FOUR, BLOCK TEN, BEARS S 80 DEG 25' E, 676.13 FEET;

THENCE N 80 DEG 25' W, WITH THE NORTH LINE OF SAID FARM LOT FOUR AND SOUTH LINE OF SAID PUBLIC ROAD 208.71 FEET TO A 3/4" IRON PIPE IN THE EAST LINE OF A PUBLIC ROAD 50' WIDE, THAT BEARS SOUTH FOR THE N.W. CORNER OF THIS SURVEY;

THENCE S 9 DEG 45' W, WITH THE EAST LINE OF SAID ROAD 50 FEET WIDE, 208.71 FEET TO A 3/4" IRON PIPE FOR THE S.W. CORNER OF THIS SURVEY;

THENCE S 80 DEG 25' E, A DISTANCE OF 208.71 FEET TO A 3/4" IRON PIPE FOR THE S.E. CORNER OF THIS SURVEY;

THENCE N 9 DEG 45' E, A DISTANCE OF 208.71 FEET TO THE PLACE OF BEGINNING, CONTAINING ONE ACRE OF LAND, MORE OR LESS.

COMMONLY KNOWN AS: 101 SECOR, REFUGIO, TX. 78377
PARCEL NUMBER: 00415001750000000000

Reported Address: 101 SECOR ROAD, REFUGIO, TX 78377-4507

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 5th day of July, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE FRONT PORCH ON THE EASTERLY SIDE OF THE REFUGIO COUNTY COURTHOUSE FACING COMMERCE STREET in Refugio County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Refugio County Commissioner's Court.

Substitute Trustee(s): Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiars, Aarti Patel, Jason Spence, John Sisk, 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 Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiars, Aarti Patel, Jason Spence, John Sisk, 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. Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Aarti Patel, Jason Spence, John Sisk, 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.

A handwritten signature in black ink that reads "Jim Rector". The signature is written in a cursive style with a large, stylized initial "J".