

2013-135
FILED FOR RECORD
AT 12:00 CLOCK P.M.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

AUG 12 2013

DEED OF TRUST INFORMATION:

Date: 01/17/2013
Grantor(s): BEVERLY D. CORBIN, GARY L. CORBIN, BEVERLY D. CORBIN
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$350,500.00
Recording Information: Instrument 00001776
Property County: Navarro
Property:

SHERRY DOWD
COUNTY CLERK, NAVARRO COUNTY, TEXAS
BY DAN DAVIS DEPUTY

THIS IS TO CERTIFY THAT I HAVE DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 11498 NW COUNTY ROAD 0150 IN NAVARRO COUNTY, TEXAS, AND BEING 8.750 ACRES SITUATED IN THE JOHN WOOD SURVEY, ABSTRACT NO. 939, IN NAVARRO COUNTY, AND IN THE T.J. WHITE SURVEY, ABSTRACT NO. 940, IN NAVARRO COUNTY, AND THE J. BLEVINS SURVEY ABSTRACT NO. 924 IN NAVARRO COUNTY, AND CONVEYED TO WELLS FARGO BANK, NATIONAL ASSOCIATION ON BEHALF OF MORGAN STANLEY ABS CAPITAL 1, INC., TRUST 2005-WMC4 BY VIRTUE OF TRUSTEE'S DEED, INSTRUMENT NO. 1843, PUBLIC RECORDS, NAVARRO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER, IN THE SOUTHWEST CORNER OF THIS TRACT AND IN A BOUNDARY OF THE CALLED 179.25 ACRE TRACT, AND BEARS SOUTH 79 DEG. 56 MIN. 15 SEC. EAST, A DISTANCE OF 806.50 FEET FROM THE MOST SOUTHERLY WEST CORNER, AND SAID POINT IN NORTH LINE OF A CALLED 13.4354 ACRE TRACT, VOLUME 1416, PAGE 703 AND IN THE CENTER OF COUNTY ROAD NW 0150;

THENCE NORTH 11 DEG. 24 MIN. 48 SEC. EAST LEAVING SAID ROAD AND PASS A T-BAR FOUND FOR WITNESS AT 31.04 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1,404.94 FEET TO A T-BAR FOUND FOR CORNER;

THENCE SOUTH 66 DEG. 21 MIN. 59 SEC. EAST, A DISTANCE OF 554.18 FEET TO A T-BAR FOUND FOR CORNER;

THENCE SOUTH 13 DEG. 25 MIN. 09 SEC. WEST, A DISTANCE OF 481.81 FEET TO A T-BAR FOUND FOR CORNER;

THENCE SOUTH 84 DEG. 35 MIN. 49 SEC. WEST, A DISTANCE OF 166.59 FEET TO A T-BAR FOUND FOR CORNER;

THENCE SOUTH 14 DEG. 39 MIN. 40 SEC. WEST, A DISTANCE OF 117.55 FEET TO A T-BAR FOUND FOR CORNER;

THENCE NORTH 78 DEG. 31 MIN. 33 SEC. WEST, A DISTANCE OF 313.63 FEET TO A T-BAR FOUND FOR CORNER;

THENCE SOUTH 11 DEG. 24 MIN. 48 SEC. WEST PASSING A T-BAR SET FOR WITNESS AT 607.42 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 638.46 FEET TO A POINT FOR CORNER IN THE CENTER OF SAID ROAD AND IN A BOUNDARY OF THE CALLED 179.25 ACRE TRACT; AND IN THE NORTH LINE OF THE CALLED 13.4353 ACRE TRACT;

THENCE NORTH 81 DEG. 41 MIN. 08 SEC. WEST ALONG THE CENTER OF SAID ROAD A DISTANCE OF 45.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.75 ACRES OF LAND.

Reported Address: 11498 NW COUNTY ROAD 150, ENNIS, TX 75119

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 3rd day of September, 2013
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT STEPS OF THE COURTHOUSE in Navarro County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Navarro County Commissioner's Court.
Substitute Trustee(s): Randy Daniel or Cindy Daniel or Jim O'Bryant, Cristina Camarata, Hayden Hooper, Sammy Hooda, Robert Henry or Adam Womack, any to act
Substitute Trustee Address: 9441 LBJ Freeway, Suite 250, Dallas, TX 75243

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 Randy Daniel or Cindy Daniel or Jim O'Bryant, Cristina Camarata, Hayden Hooper, Sammy Hooda, Robert Henry 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. Randy Daniel or Cindy Daniel or Jim O'Bryant, Cristina Camarata, Hayden Hooper, Sammy Hooda, Robert Henry 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.