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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FEB 24 2014

DEED OF TRUST INFORMATION:

Date: 01/31/2002
 Grantor(s): DARLENE M. REYNOLDS, A SINGLE PERSON
 Original Mortgagee: WELLS FARGO HOME MORTGAGE, INC.
 Original Principal: \$45,226.00
 Recording Information: Book 323 Page 266 Instrument 19584
 Property County: Mcculloch
 Property:

TINA A. SMITH
 MCCULLOCH COUNTY CLERK

ALL THAT LAND SITUATED IN THE CITY OF BRADY, COUNTY OF MCCULLOCH, STATES OF TEXAS, AND BEING: ALL OF LOT NO. 9, BLOCK NO. 3, STANBURN ADDITION TO THE CITY OF BRADY, MCCULLOCH COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID ADDITION NOW IN GENERAL USE AND OF RECORD IN VOLUME 27, PAGE 350, DEED RECORDS, MCCULLOCH COUNTY, TEXAS.

BEING ALL OF LOT NO. 9, BLOCK NO. 3, STANBURN ADDITION TO THE CITY OF BRADY, MCCULLOCH COUNTY, TEXAS AS PER PLAT RECORDED IN VOLUME 27, PAGE 350, DEED RECORDS OF MCCULLOCH COUNTY, AND SAID LOT NO. 9 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND LOT NO. 9 AND THE NORTHEAST CORNER OF CERTAIN LOT NO. 8 OF SAID BLOCK NO. 3 AND BEING IN THE WEST LINE OF SOUTH CYPRESS STREET AND FROM SAID BEGINNING CORNER A 1/2" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT NO. 8 BEARS SOUTH 80.08 FEET;

THENCE WITH THE SOUTH LINE OF THIS TRACT AND SAID LOT NO. 9 AND THE NORTH LINE OF SAID LOT NO. 8, WEST 100.00 FEET TO A 1/2" IRON PIPE SET FOR THE SOUTHWEST CORNER OF THIS TRACT AND SAID LOT NO. 9 AND THE NORTHWEST CORNER OF SAID LOT NO. 8 AND THE NORTHEAST CORNER OF CERTAIN LOT NO. 3 AND SOUTHEAST CORNER OF CERTAIN LOT NO. 2 OF SAID BLOCK NO. 3;

THENCE WITH THE WEST LINE OF THIS TRACT AND SAID LOT NO. 9 AND THE EAST LINE OF SAID LOT NO. 2, NORTH 80.00 FEET TO A 2 1/2" FENCE CORNER FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND SAID LOT NO. 9, THE NORTHEAST CORNER OF SAID LOT NO. 2, THE SOUTHEAST CORNER OF CERTAIN LOT NO. 1 AND THE SOUTHWEST CORNER OF CERTAIN LOT NO. 10 OF SAID BLOCK NO. 3;

THENCE WITH THE NORTH LINE OF THIS TRACT AND SAID LOT NO. 9 AND THE SOUTH LINE OF SAID LOT NO. 10, EAST 100.00 FEET TO A 1/2" IRON PIPE SET FOR THE NORTHEAST CORNER OF THIS TRACT AND SAID LOT NO. 9 AND THE SOUTHEAST CORNER OF SAID LOT NO. 10 AND BEING IN THE WEST LINE OF SAID SOUTH CYPRESS STREET;

THENCE WITH THE EAST LINE OF THIS TRACT AND SAID LOT NO. 9 AND THE WEST LINE OF SAID SOUTH CYPRESS STREET, SOUTH 80.00 FEET TO THE PLACE OF BEGINNING.

Reported Address: 1916 S CYPRESS, BRADY, TX 76825

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 1st day of April, 2014
 Time of Sale: 10:00AM or within three hours thereafter.
 Place of Sale: AT THE STEPS AT THE FRONT DOOR, WHICH IS THE SOUTH DOOR OF THE COURTHOUSE in Mcculloch County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Mcculloch County Commissioner's Court.
 Substitute Trustee(s): Linda Reppert or Syble Holmsley or Howard Whitney, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Wornack, 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

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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 Linda Reppert or Syble Holmsley or Howard Whitney, 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. Linda Reppert or Syble Holmsley or Howard Whitney, 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.

Linda Reppert
Substitute Trustee

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TINA A. SMITH
McCULLOCH COUNTY CLERK