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MAR 17 2014

**NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DEED OF TRUST:**

Date: March 25, 2005  
Grantor: Samantha Cook, A single person  
Trustee: C. Ed Carrithers  
Beneficiary: Wayne Sires, a single person

**POSTED**

County Where Property is Located: Denton, County, and Texas  
Recording Information: Document No 26311, of the Official  
Public Records of McCulloch County, Texas

**MAR 17 2014**

**TINA A. SMITH  
McCULLOCH COUNTY CLERK**

**NOTE:**

Date: March 25, 2008  
Amount: \$14,500.00  
Debtor: Samantha Cook, A single person  
Holder: Assigned to Templeton Mortgage Corporation

**PROPERTY:** Lot No. 14, Block NO. 4, RUTHERFORD TRIGG 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 16, page 588, Deed Records, McCulloch County, Texas.

**SALE INFORMATION:**

Substitute Trustee: Trish Moore OR David Adkins OR BD Adkins  
Date of Sale: May13, 2014  
Time of Sale: 1:00 p. m. or within three hours thereafter

**PLACE OF SALE:** In Brady, McCulloch County, Texas, in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, then the sale will be conducted at the Main Entrance of the McCulloch County Courthouse, in Brady Texas, and the terms of the proposed sale will be for cash to the highest bidder.

**WHEREAS,** the above named Grantor ("Grantor") previously conveyed the above described property ("Property") in trust to secure payment of the promissory note ("Note") set forth in the above described Deed of Trust ("Deed of Trust"); and

**WHEREAS,** the above named Holder ("Holder"), who is now the Beneficiary of the Deed of Trust, by assignment duly filed, is the legal owner and holder of the Note;

**WHEREAS,** the Holder declared a default in the payment of the installments required by the Note and Deed of Trust;

**WHEREAS,** it has been reported that such default has not been cured;

**WHEREAS,** the Holder accelerated the maturity date of the Note and declared all sums

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secured by such Deed of Trust to be immediately due and payable;

**WHEREAS**, the Holder removed the Trustee originally named in the Deed of Trust and any previously appointed Substitute Trustee and appointed and requests the above named Substitute Trustees to sell the Property to satisfy the indebtedness; and,

**WHEREAS**, the undersigned has been requested to provide these notices on behalf of the Holder;

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** of the forgoing matters and that:

1. Holder has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. Substitute Trustee will sell the Property 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. The property will be sold to the highest bidder for cash.
4. 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 to 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.
5. No warranties shall be conveyed by Substitute Trustee save and except the Grantor's warranties specially authorized by the Grantor in the Deed of Trust.

*Trish Moore*

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Trish Moore, Substitute Trustee  
Templeton Mortgage  
(806) 745-9965

POSTED

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TINA A. SMITH  
McCULLOCH COUNTY CLERK

If you would like any information regarding this sale please contact Templeton Mortgage Company at (806)745-9965 or [x118@templetonmortgage.com](mailto:x118@templetonmortgage.com). Please reference loan # 20248