

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/03/2011
Grantor(s): JIMICA L CHASE, A SINGLE PERSON
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$151,070.00
Recording Information: Instrument 201100260978
Property County: Dallas
Property:

BEING A 0.12 ACRE TRACT OF LAND SITUATED IN THE HIRAM VAIL 480 ACRE SURVEY, ABSTRACT NO. 1511, CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, BEING A SOUTHERN PORTION OF LOT 6, BLOCK 1, OF THE COUNTRY PLACE DUPLEX ADDITION, SECTION TWO, RECORDED IN VOLUME 71189, PAGE 129, MAP RECORDS OF DALLAS COUNTY, BEING THE SAME TRACT DESCRIBED IN THE DEED IN VOLUME 77068, PAGE 1926, DEED RECORDS OF DALLAS COUNTY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FILED
AUG 28 AM 11:52
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BEGINNING AT A FOUND 1/2-INCH IRON ROD ON THE NORTH LINE OF COUNTRY PLACE (60' RIGHT-OF-WAY), BEING THE COMMON SOUTH CORNER OF SAID LOT 6 AND LOT 5 OF SAID BLOCK 1;
THENCE NORTH 02 DEG 32' 40" WEST (BEARING BASE FROM AFORESAID DEED 77068/1926), DEPARTING SAID NORTH LINE AND ALONG THE COMMON LINE OF SAID LOTS 5 AND 6, A DISTANCE OF 62.60 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE NORTH 87 DEG 27' 20" EAST, DEPARTING SAID COMMON LOT LINE, A DISTANCE OF 82.24 FEET TO A POINT ON THE COMMON LINE OF SAID LOT 6 AND LOT 7 OF AFORESAID BLOCK 1;
THENCE SOUTH 00 DEG 42' 20" WESST, ALONG SAID COMMON LOT LINE, A DISTANCE OF 64.60 FEET TO A FOUND 3/8-INCH IRON ROD ON THE AFOREMENTIONED NORTH LINE OF COUNTRY PLACE, BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 1385.00 FEET, A CHORD BEARING OF SOUTH 88 DEG 50' 16" WEST, AND A CHORD DISTANCE OF 78.60 FEET;
THENCE ALONG SAID CURVE AND NORTH LINE, AN ARC DISTANCE OF 78.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,082 SQUARE FEET OR 0.12 OF ONE ACRE OF LAND.

Reported Address: 2701 COUNTRY PLACE, CARROLLTON, TX 75006

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 7th day of November, 2017
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale:

AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG in Dallas County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.

Substitute Trustee(s): Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Mark Buleziuk, Terry Waters, Matt Hansen, Frederick Britton, Braden Barnes, Michael Burns, Thuy Frazier, 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 Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Mark Buleziuk, Terry Waters, Matt Hansen, Frederick Britton, Braden Barnes, Michael Burns, Thuy Frazier, 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. Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Mark Buleziuk, Terry Waters, Matt Hansen, Frederick Britton, Braden Barnes, Michael Burns, Thuy Frazier, 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.