

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
LAMAR COUNTY, TEXAS

17 MAY 15 AM 10:26

BY _____ DEPUTY

DEED OF TRUST INFORMATION:

Date: 01/02/2013
Grantor(s): JAMES R JARECKI AND TERRIE S JARECKI HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$103,661.00
Recording Information: Instrument 103020-2013
Property County: Lamar
Property:

THAT CERTAIN TRACT OF LAND SITUATED WITHIN THE LIMITS OF THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE JOSEPH LEACH SURVEY #524 AND BEING A TRACT OF LAND CONVEYED TO MARTHA M. SMITH BY DEED RECORDED IN VOLUME 1677, PAGE 160, OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 3/8" IRON PIN FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SUZETTE FRANCIS ROBINSON BY DEED RECORDED IN VOLUME 412, PAGE 28, OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND STATE, SAID POINT BEING IN THE EAST BOUNDARY LINE OF CARDINAL LANE AND ALSO BEING THE NORTHWEST CORNER OF THE MARTHA M. SMITH TRACT.

THENCE SOUTH 89 DEGREES 51'0" EAST A DISTANCE OF 184.10' TO A CHAIN LINK POST FOUND AT THE SOUTHEAST CORNER OF THE ROBINSON TRACT AND BEING IN THE WEST BOUNDARY LINE OF A TRACT OF LAND CONVEYED TO RONALD P. EDWARDS AND MARSHA L. EDWARDS BY DEED RECORDED IN VOLUME 1107, PAGE 190, OF SAID REAL PROPERTY RECORDS, SAID POINT BEING THE NORTHEAST CORNER OF THE SMITH TRACT;

THENCE SOUTH 0 DEGREES 43'05" WEST PASSING A 1/2" IRON PIN FOUND AT A DISTANCE OF 28.97', SAID POINT BEING THE SOUTHWEST CORNER OF THE EDWARDS TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JUNE ALLEN JONES BY DEED RECORDED IN VOLUME 679, PAGE 139, OF THE DEED RECORDS OF SAID COUNTY AND STATE AND CONTINUING ON FOR A TOTAL DISTANCE OF 89.82' TO THE SOUTHEAST CORNER OF SAID SMITH TRACT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF AN CONVEYED TO THE ABNER DAON WALL AND PATRICIA SUE WALL REVOCABLE FAMILY TRUST BY DEED RECORDED IN VOLUME 1200, PAGE 208 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 89 DEGREE 51'0" WEST PASSING A CHAIN LINK POST FOUND AT A DISTANCE OF 3.04' AND PASSING A 1" IRON ROD FOUND AT A DISTANCE OF 182.25' AND CONTINUING ON FOR A TOTAL DISTANCE OF 183.50' TO THE SOUTHWEST CORNER OF SAID SMITH TRACT AND THE NORTHWEST CORNER OF THE WALL FAMILY TRUST TRACT;

THENCE NORTH 0 DEGREES 19'56" EAST ALONG THE EAST BOUNDARY LINE OF CARDINAL LANE A DISTANCE OF 89.81' TO THE POINT OF BEGINNING.

Reported Address: 985 CARDINAL LN, PARIS, TX 75460

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 6th day of June, 2017
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: THE EAST FOYER, JUST INSIDE THE FIRST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE AT 119 NORTH MAIN STREET, PARIS, LAMAR COUNTY, in Lamar County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Lamar County Commissioner's Court.

Substitute Trustee(s): Shannah Howle, Jon Murphy Howle, Sue Spasic, Zoran W. Spasic, 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 Shannah Howle, Jon Murphy Howle, Sue Spasic, Zoran W. Spasic, 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. Shannah Howle, Jon Murphy Howle, Sue Spasic, Zoran W. Spasic, 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.

A handwritten signature in cursive script that reads "Sue Spasic".