

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/26/2016
Grantor(s): JASON FERRELL ENGLE DOWL AND LACE ENGLE DOWL, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NTFN, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$89,381.00
Recording Information: Instrument 2016003592
Property County: Cass
Property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE JANE RICHIE HEADRIGHT SURVEY, ABSTRACT 877, CASS COUNTY, TEXAS, BEING PART OF LOTS 8, 9, AND 12 AND ALL OF LOTS 10 AND 11, BLOCK 2, W. D. PORTER AND SON EAST ACRES ADDITION RECORDED IN VOLUME 2, PAGE 39 OF THE PLAT RECORDS OF CASS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND

DESCRIBED AS 1.046 ACRES IN THE DEED FROM ROBERT W. GREEN TO CHRISTOPHER W. ROSS, ET AL, DATED MARCH 22, 2011, RECORDED IN INSTRUMENT NO. 2011005088 OF THE OFFICIAL PUBLIC RECORDS, CASS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A X CUT IN CONCRETE, SET FOR A CORNER, THE SOUTHWEST CORNER OF SAID LOT 8, THE SOUTHWEST CORNER OF THE SAID 1.046 ACRE TRACT, THE NORTHWEST CORNER OF LOT 7, BLOCK 2

OF THE SAID W. D. PORTER AND SON EAST ACRES ADDITION, THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED FROM NORMAN LARRY SMITH TO AULTON DAVID OUZTS, DATED NOVEMBER 16, 1983, RECORDED IN VOLUME 710, PAGE 601 OF THE DEED

RECORDS OF CASS COUNTY, TEXAS AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.2238 ACRES IN THE DEED FROM NORMAN LARRY SMITH, ET UX TO AULTON DAVID OUZTS, ET UX, DATED SEPTEMBER 18, 1992, RECORDED IN VOLUME 924, PAGE 79 OF THE DEED RECORDS OF CASS COUNTY, TEXAS, LYING IN THE EAST RIGHT-OF-WAY LINE OF SAID CHUCK STREET, SAID CORNER BEARS SOUTH 00 DEGREES 35 MINUTES 00 SECONDS EAST A DISTANCE OF 114.96 FEET, TO

A 5/8 INCH STEEL ROD, FOUND FOR A CORNER; THE SOUTHWEST CORNER OF THE SAID LOT 7;

THENCE NORTH 00 DEGREES 35 MINUTES 00 SECONDS WEST A DISTANCE OF 114.98 FEET ALONG THE WEST LINE OF SAID LOT 8, THE WEST LINE OF THE SAID 1.046 ACRE TRACT, AND THE EAST RIGHT-OF-WAY LINE OF SAID CHUCK STREET, TO A 5/8 INCH STEEL ROD, FOUND FOR A CORNER, THE NORTHWEST CORNER OF THE SAID LOT 8, THE NORTHWEST CORNER OF THE SAID 1.046 ACRE TRACT, THE SOUTHWEST CORNER OF LOT 9, BLOCK 2 OF THE SAID W. D. PORTER AND SON EAST ACRES ADDITION, AND THE SOUTHWEST CORNER THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.335 ACRES IN THE DEED FROM JEFF R. BLACKWOOD AND STACY N. BLACKWOOD TO BRIAN A. CROOKS, DATED MARCH 8, 2013, RECORDED IN INSTRUMENT NO. 2013001096 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS, LYING IN THE EAST RIGHT-OF-WAY FINE OF SAID CHUCK STREET, SAID CORNER BEARS NORTH 00 DEGREES 35 MINUTES 00 SECONDS WEST A DISTANCE OF 115.10 FEET, TO A 1/2 INCH STEEL ROD, FOUND FOR A CORNER, THE NORTHWEST CORNER OF THE SAID 0.335 ACRE TRACT AND THE NORTHWEST CORNER OF THE SAID LOT 9;

THENCE SOUTH 83 DEGREES 07 MINUTES 54 SECONDS EAST A DISTANCE OF 124.33 FEET ALONG THE NORTH LINE OF THE SAID 1.046 ACRE TRACT AND THE SOUTH LINE OF THE SAID 0.335 ACRE TRACT TO A 5/8 INCH STEEL ROD, FOUND FOR A CORNER, THE SOUTHEAST CORNER OF THE SAID 0.335 ACRE TRACT, LYING IN THE EAST LINE OF THE SAID LOT 9 AND THE WEST LINE OF THE SAID LOT 11:

THENCE NORTH 00 DEGREES 32 MINUTES 49 SECONDS WEST A DISTANCE OF 121.87 FEET ALONG THE EAST LINE OF THE SAID 0.335 ACRE TRACT, THE EAST LINE OF THE SAID LOT 9, THE WEST LINE OF THE SAID 1.046 ACRE TRACT AND THE WEST LINE OF THE SAID LOTS 11 AND 10, TO A 5/8 INCH STEEL ROD, FOUND FOR A CORNER, THE NORTHEAST CORNER OF THE SAID 0.335 ACRE TRACT, THE NORTHEAST CORNER OF THE SAID LOT 9, THE NORTHWEST CORNER OF THE SAID LOT 10, LYING IN THE SOUTH RIGHT-OF-WAY LINE OF SCOTTY STREET, SAID CORNER BEARS NORTH 86 DEGREES 14 MINUTES 49 SECONDS WEST A DISTANCE OF 123.71 FEET, TO A 1/2 INCH STEEL ROD, FOUND FOR A CORNER, THE

NORTHWEST CORNER OF THE SAID 0.335 ACRE TRACT AND THE NORTHWEST CORNER OF THE SAID LOT 9;

THENCE SOUTH 86 DEGREES 14 MINUTES 49 SECONDS EAST A DISTANCE OF 136.27 FEET ALONG THE NORTH LINE OF THE SAID LOT 10, THE NORTH LINE OF THE SAID 1.046 ACRE TRACT, AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID SCOTTY STREET, TO A 5/8 INCH STEEL ROD, FOUND FOR A CORNER, THE NORTHEAST CORNER OF THE SAID LOT 10, THE NORTHEAST CORNER OF THE SAID 1.046 ACRE TRACT LYING, AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF THE SAID SCOTTY

FILED FOR RECORD

THIS 30 DAY OF October 2017

AT 10:13 O'CLOCK A M

Cindy J. Oakes Deputy

CASS COUNTY CLERK

JAMIE A. O'RAND

STREET AND THE WEST RIGHT-OF-WAY LINE OF STEVE STREET;
THENCE SOUTH 00 DEGREES 14 MINUTES 49 SECONDS EAST A DISTANCE OF
227.39 FEET ALONG THE EAST LINE OF THE SAID LOTS 10, 11, AND 12, THE EAST
LINE OF THE SAID 1.046 ACRE TRACT, AND THE WEST RIGHT-OF-WAY LINE OF
THE SAID STEVE STREET TO A 5/8 INCH STEEL ROD, FOUND FOR A CORNER, THE
SOUTHEAST CORNER OF THE SAID 1.046 ACRE TRACT, THE NORTHEAST
CORNER OF THE SAID 0.2238 ACRE TRACT;
THENCE SOUTH 89 DEGREES 48 MINUTES 47 SECONDS WEST A DISTANCE OF
135.09 FEET ALONG THE SOUTH LINE OF THE SAID 1.046 ACRE TRACT AND THE
NORTH LINE OF THE SAID 0.2238 ACRE TRACT TO A 5/8 INCH STEEL ROD; FOUND
FOR A CORNER, AT AN ANGLE POINT, LYING IN THE WEST LINE OF THE SAID
LOT 12, AND THE EAST LINE OF THE SAID LOT 8;
THENCE NORTH 83 DEGREES 08 MINUTES 51 SECONDS WEST DISTANCE OF
123.86 FEET ALONG THE SOUTH LINE OF THE SAID 1.046 ACRE TRACT AND THE
NORTH LINE OF THE SAID OUZTS TRACT TO THE POINT OF BEGINNING AND
CONTAINING 1.046 ACRES OF LAND, AT THE TIME OF THIS SURVEY.

Reported Address: 116 CHUCK STREET, ATLANTA, TX 75551

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 5th day of December, 2017

Time of Sale: 10:00AM or within three hours thereafter.

Place of Sale: THE NORTH ENTRANCE OF THE CASS COUNTY COURTHOUSE LOCATED ON HOUSTON STREET, LINDEN, TEXAS in Cass County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Cass County Commissioner's Court.

Substitute Trustee(s): Pat Walker, Sue Spasic, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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 Pat Walker, Sue Spasic, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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. Pat Walker, Sue Spasic, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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.

Pat Walker