

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/19/2004
Grantor(s): GREGORY D. PARKER, AND SPOUSE SHANA N. PARKER
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST AMERICAN BANK, SSB., ITS SUCCESSORS AND ASSIGNS

Original Principal: \$84,448.00
Recording Information: Book 214 Page 142 Instrument 043369
Property County: Jones
Property:

BEING 2.013 ACRES OF LAND AND BEING THAT SAME TRACT OF LAND PREVIOUSLY DESCRIBED AS 2.012 ACRES OF LAND IN VOLUME 590, PAGE 671, DEED RECORDS, JONES COUNTY, TEXAS, OUT OF THE EAST PART OF LOT 93, OF GODWIN'S SUBDIVISION OF LEAGUE 126, OF THE DE WITT COUNTY SCHOOL LANDS, JONES COUNTY, TEXAS, SAID 2.013 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" METAL REBAR ON THE WEST LINE OF FM HIGHWAY 1235 (80' RIGHT-OF-WAY) AT THE NORTHEAST CORNER OF THE "FIRST TRACT" OF LAND RECORDED IN VOLUME 297, PAGE 314, DEED RECORDS, JONES COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT, WHENCE A FOUND 3/8" METAL REBAR AT THE SOUTHEAST CORNER OF "SECOND TRACT" RECORDED IN VOLUME 297, PAGE 314, DEED RECORDS BEARS S13 DEGREES 46' 57"E 314.84" AND FROM SAID SET 1/2" A FOUND 80D SPIKE AND WASHER CALLED TO THE SOUTHWEST CORNER OF SUBDIVISION 92 PER VOLUME 100, PAGE 843, DEED RECORDS BEARS N76 DEGREES 09'00"E 40.24' S 13 DEGREES 51'00"E 153.42 AND S 13 DEGREES 43' 00"E 775.45;

THENCE S 76 DEGREES 09' 00"W 167.00' TO A SET 1/2" METAL REBAR AT THE NORTHWEST CORNER OF SAID "FIRST TRACT", FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 13 DEGREES 51' 00"W 525.00' TO A SET 1/2" METAL REBAR AT THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED IN VOLUME 176, PAGE 361, OFFICIAL PUBLIC RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 76DEGREES 09' 00"E 167.00' TO A SET 1/2" METAL REBAR ON THE WEST LINE OF SAID FM HIGHWAY 1235, AT THE SOUTHEAST CORNER OF SAID TRACT RECORDED IN VOLUME 176, PAGE 361, FOR THE NORTHEAST CORNER OF THIS TRACT, WHENCE A FOUND 1/2" METAL REBAR AT THE NORTHEAST CORNER OF SAID TRACT BEARS N 13 DEGREES 51'00"W 696.00;

THENCE S 13 DEGREES 51'00"E, WITH THE WEST LINE OF SAID FM HIGHWAY 1235, 525.00' TO THE POINT OF BEGINNING AND CONTAINING 2.013 ACRES OF LAND.

BEARING BASIS-WEST LINE OF FM HIGHWAY 1235

Reported Address: 16309 FM HWY 1235, MERKEL, TX 79536

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

POSTED NOTICE

DATE 10/20/14 **TIME** 2:56PM
Debra Jennings
JONES COUNTY CLERK, JONES CO., TX

BY: *Shana McFee*

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of September, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale:

AT THE SOUTH ENTRANCE TO THE COURTHOUSE in Jones County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Jones County Commissioner's Court.

Substitute Trustee(s): Terry Browder, Marsha Monroe, Laura Browder, Frederick Britton, Ramiro Cuevas, Patricia Sanders, Kelley Burns, Tanya Graham, Evan Press, Jack Burns II, Daniel Willsie, Clay Golden, Jason Spence, Craig Muirhead, Bob Shril, Doug Rodgers, Cristina Camarata, Sammy Hooda, Michael Burns, 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 Terry Browder, Marsha Monroe, Laura Browder, Frederick Britton, Ramiro Cuevas, Patricia Sanders, Kelley Burns, Tanya Graham, Evan Press, Jack Burns II, Daniel Willsie, Clay Golden, Jason Spence, Craig Muirhead, Bob Shril, Doug Rodgers, 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

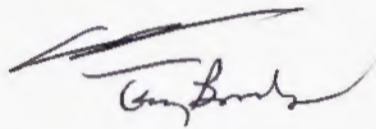
Mortgagee, Mortgage Servicer and Substitute Trustees;

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. Terry Browder, Marsha Monroe, Laura Browder, Frederick Britton, Ramiro Cuevas, Patricia Sanders, Kelley Burns, Tanya Graham, Evan Press, Jack Burns II, Daniel Willsie, Clay Golden, Jason Spence, Craig Muirhead, Bob Shrill, Doug Rodgers, 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.

A handwritten signature in black ink, appearing to read "Amy Bonds". The signature is written in a cursive style with a long, sweeping horizontal line above the name.