

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 04/24/2007
Grantor(s): TINA DANIEL, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. DBA AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$105,000.00
Recording Information: Book 02505 Page 00092 Instrument 02701458
Property County: Eastland
Property:

A TRACT OF LAND SITUATED IN SECTION 77, BLOCK 4, H. AND T.C.R.R. CO. SURVEY, ABSTRACT NO. 235, EASTLAND COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN THE DEED TO GERALD HICKMAN, RECORDED IN VOLUME 2465, PAGE 248, OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR ROD SET WITH A CAP STAMPED RPLS 1983 IN THE NORTH LINE OF STATE HIGHWAY NO. 6 FOR THE SOUTHERLY MOST SOUTHEAST CORNER OF THE HICKMAN TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO MEL MATTHEWS AND VERA MATTHEWS, RECORDED IN VOLUME 1575, PAGE 189, OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS;

THENCE S.89 DEGREES 53' 05" W., 205.96 FEET ALONG THE NORTH LINE OF STATE HIGHWAY NO. 6 TO A CONCRETE MONUMENT FOUND;
THENCE N. 00 DEGREES 39' 53" W., 50.22 FEET TO A CONCRETE MONUMENT FOUND;

THENCE 494.53 FEET ALONG AN ARC CONCAVE TO THE NORTH IN THE NORTH LINE OF STATE HIGHWAY NO. 6 WHOSE RADIUS IS 1918.56 FEET AND LONG CHORD IS N. 81 DEGREES 57' 10" W., 493.16 FEET TO A 1/2" REBAR ROD SET WITH A CAP STAMPED RPLS 1983 (CONTROL MONUMENT) FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE N. 03 DEGREES 04' 24" W. (BASE BEARING PER GPS OBSERVATION, WGS 84), 1196.46 FEET TO A 1/2" REBAR ROD SET WITH A CAP STAMPED RPLS 1983 (CONTROL MONUMENT) FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE N. 86 DEGREES 57' 45" E. 687.94 FEET TO A 1/2" REBAR ROD SET WITH A CAP STAMPED RPLS 1983 FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT IN AN EAST LINE OF HICKMAN TRACT, SAME BEING THE WEST LINE OF THE MATTHEWS TRACT;

THENCE S. 03 DEGREES 03' 13" E. 1351.95 FEET ALONG THE COMMON LINE BETWEEN THE HICKMAN TRACT AND THE MATTHEWS TRACT TO THE POINT OF BEGINNING AND CONTAINING 20.0 ACRES.

Reported Address: 7702 HIGHWAY 6, CISCO, TX 76437-6226

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9
Mortgage Servicer: Specialized Loan Servicing LLC

Current Beneficiary: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-9

Mortgage Servicer Address: 8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of January, 2016

Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: AT THE SOUTH ENTRANCE STEPS OF THE COURTHOUSE in Eastland County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Eastland County Commissioner's Court.

Substitute Trustee(s): Terry Browder, Laura Browder, Marsha Monroe, 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, Laura Browder, Marsha Monroe, 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:

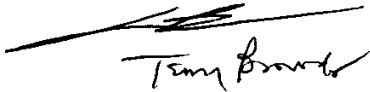
1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be

immediately due and payable.

2. Terry Browder, Laura Browder, Marsha Monroe, 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.



RECEIVED 12:35 P
M.
CATHY JENTHO, COUNTY CLERK

DEC 14 2015

EASTLAND COUNTY, TEXAS
By DR Deputy