

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/10/2006
Grantor(s): KEVIN HENDERSON AND MONICA HENDERSON, HUSBAND AND WIFE
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$45,000.00
Recording Information: Book 02407 Page 00020 Instrument 02600980
Property County: Eastland
Property:

FIELD NOTES OF A SURVEY OF REAL PROPERTY AND IMPROVEMENTS SITUATED ON 2.205 ACRE TRACT OF LAND OUT OF AND PART OF SECTION 83, BLOCK 4, H.& T.C.R.R. CO. SURVEY, ABSTRACT NO. 257, EASTLAND COUNTY, TEXAS, SAID LAND ALSO BEING OUT OF AND PART OF A 4.47 ACRE TRACT OF LAND CALLED TRACT 1 IN A PARTITION DEED TO DONALD D. SWARTZ, RECORDED IN VOLUME 632 PAGE 767, DEED RECORDS OF EASTLAND COUNTY, TEXAS. PROPERTY HAVING A PHYSICAL ADDRESS OF 5821 HWY 6 NORTH, CISCO, TEXAS 76437. THIS SURVEY OF SAID 2.205 ACRES BEING MADE FOR BIG COUNTRY TITLE SERVICES BY VIRTUE OF THEIR REQUEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR WITH SURVEY CAP #5085 SET IN THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 6, AT ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF (S/2) OF TRACT 1. FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT, SAID POINT ALSO BEING LOCATED 1146.75 FEET SOUTH OF AND 7.03 FEET EAST OF THE NORTHWEST CORNER OF SECTION 83, BLOCK 4, H.& T.C.R.R. CO. SURVEY. THENCE N 89 DEGREES 59' 59" E, 652.97 FEET WITH THE NORTH LINE OF DESCRIBED TRACT, SAME BEING THE NORTH LINE OF THE SOUTH HALF (S/2) OF TRACT 1 OF PARTITION DEED, TO A 1/2" REBAR WITH SURVEY CAP #5085 SET IN THE WEST LINE OF ALFRED T. BINGER, ET UX 138.7615 ACRE TRACT DESCRIBED IN VOLUME 1140 PAGE 21, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT. THENCE S 00 DEGREES 00' 00" W, 147.25 FEET WITH AN EXISTING FENCE LINE ON THE EAST LINE OF DESCRIBED TRACT AND TRACT 1, SAME BEING THE WEST LINE OF ALFRED T. BINGER, ET UX 138.7615 ACRE TRACT, TO A 1/2" REBAR WITH SURVEY CAP #5085 SET AT A FENCE CORNER POST, FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF W.C. TICKNER 342.5' X 451.29' TRACT DESCRIBED IN VOLUME 581 PAGE 487, DEED RECORDS OF EASTLAND COUNTY, TEXAS. THENCE N 90 DEGREES 00' 00" W (PARTITION BEARING AND BASIS OF BEARING OF THIS DESCRIBED TRACT), 651.88 FEET WITH AN EXISTING FENCE LINE ON THE SOUTH LINE OF DESCRIBED TRACT AND TRACT 1, SAME BEING THE NORTH LINE OF W.C. TICKNER TRACT AND NORTH LINE OF LAWRENCE W. INGRAM, ET UX 1 ACRE TRACT DESCRIBED IN VOLUME 1096 PAGE 235, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, TO A 1/2" REBAR WITH SURVEY CAP #5085 SET AT ITS INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 6, FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT. THENCE N 00 DEGREES 25' 30" W, 147.25 FEET WITH THE WEST LINE OF DESCRIBED TRACT AND EAST RIGHT OF WAY LINE OF STATE HIGHWAY 6, TO THE PLACE OF BEGINNING AND CONTAINING 2.205 ACRES OF LAND.

Reported Address: 5821 NORTH HIGHWAY 6, CISCO, TX 76437

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF2
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF2
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of March, 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.



RECORDED 10:10 A.M.
CATHY JENTHO, COUNTY CLERK

DEC 3 11 2015

EASTLAND COUNTY TEXAS
By LD. DROU