

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/13/2003
Grantor(s): SHANNON CATHERINE SPILLMAN AND DENNIS EDWARD SPILLMAN, WIFE AND HUSBAND AS JOINT TENANTS
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR RESERVE MORTGAGE INVESTMENTS, L.L.C., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$49,000.00
Recording Information: Book 02205 Page 00232 Instrument 02304469
Property County: Eastland
Property:

FIELD NOTES OF A SURVEY OF REAL PROPERTY AND IMPROVEMENTS SITUATED ON A 10.000 ACRE TRACT OF LAND OUT OF A 60 ACRE PARENT TRACT DESCRIBED AS THE SOUTH 60 ACRES OF THE SE/4 OF SECTION 12, BLOCK 3, B.B.B. AND C.R.R. CO. SURVEY, RECORDED AS LOYD W. BAKER TO HAROLD F. BAKER, ET UX, IN VOLUME 717 PAGE 708 AND LENORA BAKER TO HAROLD F. BAKER, ET UX, IN VOLUME 717 PAGE 710, DEED RECORDS OF EASTLAND COUNTY, TEXAS, SAID 10.000 ACRES BEING SITUATED IN THE T.H. COX SURVEY, ABSTRACT NO. 746, OF THE SE/4 OF SECTION 12, BLOCK 3, B.B.B. AND C.R.R. CO. SURVEY, EASTLAND COUNTY, TEXAS. PROPERTY HAVING A PHYSICAL ADDRESS OF 1110 CR 275, RISING STAR, TEXAS 76471. THIS SURVEY OF 10.000 ACRES BEING MADE FOR DENNIS SPILLMAN BY VIRTUE OF HIS REQUEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" SPIKE SET AT THE SOUTHWEST CORNER OF THE T.H. COX SURVEY, SAME BEING THE SOUTHEAST CORNER OF THE SW/4 OF SECTION 12, BLOCK 3, B.B.B. AND C.R.R. CO. SURVEY, AND SOUTHWEST CORNER OF HAROLD F. BAKER, ET UX 60 ACRE TRACT AND APPROXIMATE INTERSECTION OF EASTLAND COUNTY ROAD NOS. 377 AND 275, FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT. FROM SAID POINT A 1/2" REBAR WITH SURVEY CAP #5085 SET AT THE BASE OF A FENCE CORNER POST BEARS N 60 DEGREES 31'20" E, 28.85 FEET FROM REFERENCE.

THENCE N 00 DEGREES 08'30" W, (NORTH, DEED CALL) 505.86 FEET WITH THE WEST LINE OF DESCRIBED TRACT AND T.H. COX SURVEY, SAME BEING THE WEST LINE OF HAROLD F. BAKER, ET UX 60 ACRE TRACT, ALSO THE EAST LINE OF THE SW/4 OF SECTION 12 AND APPROXIMATE CENTER OF EASTLAND COUNTY ROAD NO. 377, TO A 3/8" SPIKE SET FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT.

THENCE S 88 DEGREES 50'49" E, WITH THE NORTH LINE OF DESCRIBED TRACT, AT 24.58 FEET PASSING A 1/2" REBAR WITH SURVEY CAP #5085 SET IN THE EAST LINE OF EASTLAND COUNTY ROAD NO. 377, CONTINUING ON ALONG SAME COURSE FOR A TOTAL DISTANCE OF 869.25 FEET OF A 1/2" REBAR WITH SURVEY CAP #5085 SET IN AN EXISTING FENCE LINE, FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT.

THENCE S 01 DEGREE 51'15" W, 116.58 FEET WITH AN EXISTING FENCE LINE ON THE EAST LINE OF DESCRIBED TRACT, TO A FENCE CORNER POST WITH 1/2" REBAR WITH SURVEY CAP #5085 SET FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT.

THENCE S 01 DEGREE 30'34" W, 389.17 FEET WITH AN EXISTING FENCE LINE ON THE EAST LINE OF DESCRIBED TRACT, TO A 3/8" SPIKE SET IN THE APPROXIMATE CENTER OF EASTLAND COUNTY ROAD NO. 275, SAME BEING THE SOUTH LINE OF A 10 FOOT STRIP OF LAND CONVEYED TO EASTLAND COUNTY, BY DEED RECORDED IN VOLUME 83 PAGE 550, DEED RECORDS OF EASTLAND COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT. A 1/2" REBAR WITH SURVEY CAP #5085 SET IN THE NORTH LINE OF SAID COUNTY ROAD BEARS N 01 DEGREE 30'34" E, 14.87 FEET FOR REFERENCE.

THENCE N 88 DEGREES 50'49" W (WEST, DEED CALL), 853.97 FEET WITH THE SOUTH LINE OF DESCRIBED TRACT AND THE NORTH LINE OF SAID 10 FOOT STRIP CONVEYED TO EASTLAND COUNTY, TO THE PLACE OF BEGINNING AND CONTAINING 10.000 ACRES OF LAND OF WHICH 0.570 ACRES OF SAID LAND LIES WITHIN THE CONFINES OF EASTLAND COUNTY ROAD NO. 275 AND N. 377

Reported Address: 1110 CR 275, RISING STAR, TX 76471-3403

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 the CWMBBS Reperforming Loan REMIC Trust Certificates, Series 2006-R1

Mortgage Servicer: Wells Fargo Bank, N. A.

Current Beneficiary: U.S. Bank National Association, as trustee for the CWMBBS Reperforming Loan REMIC Trust Certificates, Series 2006-R1

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of April, 2017
Time of Sale: 1:00PM or within three hours thereafter.

RECEIVED
CATHY JENTHO, COUNTY CLERK

MAR 13 2017

EASTLAND COUNTY, TEXAS
By Deputy

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, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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.

