

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 08/02/2012  
**Grantor(s):** SHELDON RAY WOLFE, A SINGLE MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BRAZOS NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS  
\$117,826.00  
**Original Principal:** Book 869 Page 701 Instrument 00002971  
**Recording Information:** Burleson  
**Property County:**  
**Property:**

FIELD NOTES DESCRIBING A 1.249 ACRE TRACT OF LAND, OUT OF THE E.M. COX SURVEY, A-82, BURLESON COUNTY, TEXAS, AND BEING ALL OF THE PROPERTY DESCRIBED AS 1.25 ACRES IN THE WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 472, PAGE 814, OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS. SAID 1.249 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A FOUND 1/2" STEEL ROD IN A FENCE LINE SHOWING THE NORTHWEST RIGHT OF WAY OF COUNTY ROAD 347, BEING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, AND IN THE SOUTH CORNER OF THE 80.543 ACRE TRACT AS RECORDED IN VOLUME 751, PAGE 763, OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS.

THENCE: S 70 DEGREES 10'08" W, ALONG THE NORTHWEST RIGHT OF WAY OF COUNTY ROAD 347, FOR A DISTANCE OF 260.91 FEET TO A FOUND 1/2" STEEL ROD, FOR THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;  
THENCE: N 18 DEGREES 58'53" W, A DISTANCE OF 208.57 FEET TO A FOUND 1/2" STEEL ROD, FOR THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT.

THENCE: N 70 DEGREES 10'00" E, A DISTANCE OF 260.84 FEET TO A FOUND 1/2" STEEL ROD IN THE SOUTHWEST BOUNDARY OF THE 80.543 ACRE TRACT, FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;  
THENCE: S 19 DEGREES 00'04" E, A DISTANCE OF 208.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.249 ACRES OF LAND, MORE OR LESS. SURVEY PREPARED THIS DATE.

**Reported Address:** 9750 COUNTY ROAD 347, CALDWELL, TX 77836

**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 4th day of July, 2017  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** AT THE SOUTH STEPS OF THE COURTHOUSE in Burleson County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Burleson County Commissioner's Court.

**Substitute Trustee(s):** Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Shawn Schiller, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Amy Bowman, Ian Moser, Kathleen Adkins, Renee Thomas, Pete Florez, Braden Barnes, Michael Burns, Thuy Frazier, 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 Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Shawn Schiller, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Amy Bowman, Ian Moser, Kathleen Adkins, Renee Thomas, Pete Florez, Braden Barnes, Michael Burns, Thuy Frazier, 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:

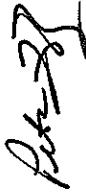
1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Shawn Schiller, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Amy Bowman, Ian Moser, Kathleen Adkins, Renee Thomas, Pete Florez, Braden Barnes, Michael Burns, Thuy Frazier, 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.



Filed for Record in:  
Burlason County

On: APR 24 2017 at 02:02P

As on Posting Real Estate Notice

Amount 2.00

Receipt Number - 115227  
By:  
Jessica Lucero

STATE OF TEXAS COUNTY OF BURLASON  
I hereby certify that this instrument  
was filed on the date and time  
stamped hereon by me and was duly  
recorded in the volume and page of  
the named records of:  
Burlason County  
As stamped hereon by me.

APR 24 2017

Anna L. Schielmck  
Burlason County's Clerk