

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

**DEED OF TRUST INFORMATION:**

**Date:** 03/18/2002  
**Grantor(s):** DAVID E. WEEKS AND AMY M. WEEKS, HUSBAND AND WIFE  
**Original Mortgagee:** WELLS FARGO HOME MORTGAGE, INC.  
**Original Principal:** \$49,107.00  
**Recording Information:** Book 0725 Page 227 Instrument 022201  
**Property County:** Waller  
**Property:**

A CERTAIN 5.00 ACRE TRACT OF LAND SITUATED IN THE THOMAS BELL SURVEY, A-79, WALLER COUNTY, TEXAS, SAID 5.00 ACRE TRACT OF LAND BEING OFF OF THE SOUTH END OF A CERTAIN 31.75 ACRE TRACT OF LAND DESCRIBED IN A DEED TO R.L. REDDING AND RECORDED IN VOLUME 142, PAGE 229, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 5.00 ACRE TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. CORNER OF THE SAID 31.75 ACRE TRACT OF LAND IN THE WEST LINE OF F.M. ROAD 362 AND THE NORTH LINE OF A 60 FOOT PRIVATE ROAD LEADING TO THE MASSEY PROPERTY; THENCE: N 73 DEG. 00 MIN. W ALONG THE NORTH FENCE LINE OF SAID ROAD AND THE SOUTH FENCE LINE OF THE SAID 31.75 ACRE TRACT, 867.8 FEET TO IRON POST FOR THE S.W. CORNER OF THIS SAID 31.75 ACRE TRACT; THENCE: NORTH ALONG THE WEST FENCE LINE OF SAID 31.75 ACRE TRACT, 137.12 FEET TO AN IRON PIPE SET FOR THE N.W. CORNER OF THIS TRACT; THENCE: EAST ALONG A LINE CROSSING SAID 31.75 ACRE TRACT, 831.0 FEET TO IRON PIPE SET IN THE WEST LINE OF F.M. ROAD 362 FOR THE N.E. CORNER OF THIS TRACT; THENCE: SOUTH ALONG SAID WEST LINE OF SAID F.M. ROAD 362, 387.12 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES OF LAND, MORE OR LESS.

**Reported Address:** 21205 FM 362, WALLER, TX 77484

**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, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of January, 2015  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** AT THE FOYER AT THE SOUTH ENTRANCE TO THE COURTHOUSE in Waller County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Waller County Commissioner's Court.  
**Substitute Trustee(s):** Patricia Poston or Nick Poston or Megan Randle-Bender, 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 Patricia Poston or Nick Poston or Megan Randle-Bender, 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. Patricia Poston or Nick Poston or Megan Randle-Bender, 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.

## FILED AND RECORDED

**Instrument Number: 14-106**

Filing and Recording Date: 12/15/2014 12:34:26 PM Pages: 2 Recording Fee: \$6.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



*Debbie Hollan*

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Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Jenifer Deutrich, Deputy

Returned To: